

CHAPTER 22.96 - SAN LUIS OBISPO PLANNING AREA

Sections:

- 22.96.010 Purpose and Applicability
- 22.96.020 Combining Designation Standards
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22.96.010 - Purpose and Applicability

This Chapter provides standards for proposed development and new land uses that are specific to the San Luis Obispo planning area defined by the Land Use Element. These standards apply to proposed development and new land uses as provided by Section 22.90.020 (Applicability), and are organized according to the specific areas and/or land use categories within the planning area to which they apply.

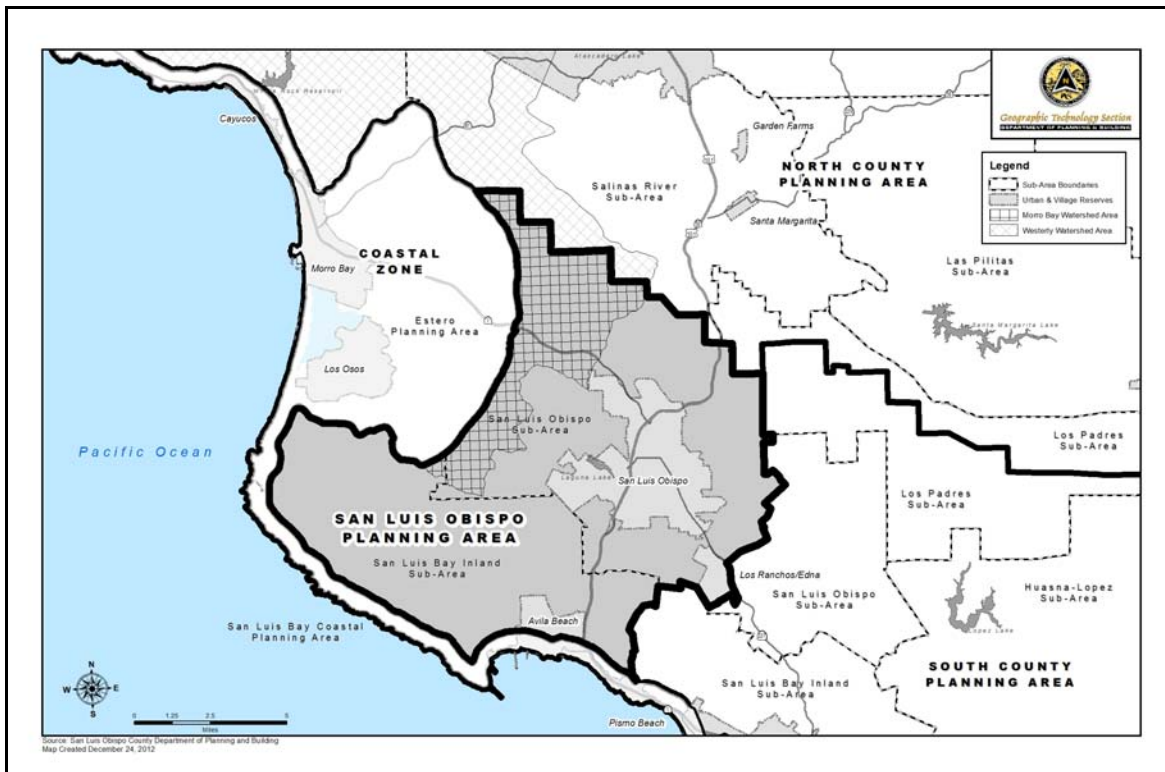


Figure 96-1: San Luis Obispo Planning Area showing boundary between sub-areas

[Amended 1993, Ord. 2646; 2014, Ord. 3256]

22.96.020 - Combining Designation Standards

- A. Airport Review Area (AR).** The following standards apply within the Airport Review combining designation, as shown in Figure 96-2:

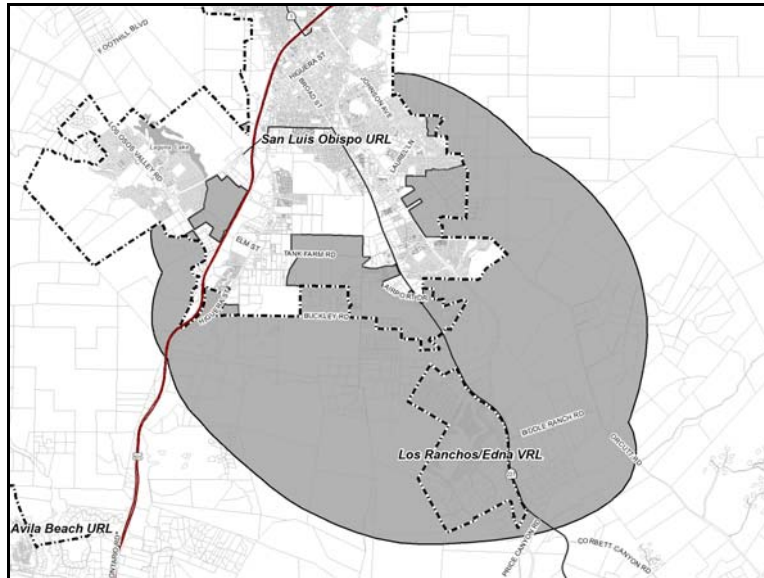


Figure 96-2: San Luis Obispo Airport Review Area

1. **Airport Land Use Plans included by reference.** The adopted San Luis Obispo County Airport Land Use Plan, and any amendments thereto, is hereby incorporated into this Title by reference as though it were fully set forth here.
2. **Limitation on uses within Airport Review Area.** Allowable uses are limited to those designated as "compatible" or "conditionally approvable" by the San Luis Obispo County Airport Land Use Plan, as applicable, in compliance with the land use permit requirements of Section 22.06.030 (Allowable Land Uses and Permit Requirements).
3. **Review for compliance with Airport Land Use Plan.** All land use permits, land divisions and General Plan amendments must be found consistent with the San Luis Obispo County Airport Land Use Plan adopted by the San Luis Obispo County Airport Land Use Commission.
4. **Site Design and development standards - Private lands.** All development applications for the area within the boundary of the San Luis Obispo County Airport Land Use Plan shall comply with the development standards in that plan, in addition to all applicable provisions of this Title. In the event of conflicts between the provisions of the Airport Land Use Plan and this Title, the more restrictive provisions shall prevail.
5. **Site design and development standards - Airport site.** New development projects in County-owned portions of the site of the San Luis Obispo County Airport shall be consistent with the adopted Airport Use Permit (the land use plan for the airport itself), and shall comply with all applicable provisions of the airport lease site standards instead of the provisions of Articles 3 and 4 of this Title.

B. Historic Area (H) – Historic sites. The following standard applies within the Historic combining designation.

1. **San Luis Obispo Sub-area.** Within the San Luis Obispo Sub-area, as shown in Figure 96-1, the provisions of Section 22.14.080 requiring Minor Use Permit approval applies only to the historic structures identified in Chapter 6 of the San Luis Obispo Area Plan (see page IV.6-2), and an area within 200 feet of the structure, and not to other structures or uses which exist or are proposed on the site or to vegetation removal, routine maintenance, repairs or similar activities.
2. **Historic site - Octagon Barn.** The following standards apply to the Octagon Barn site within the Historic combining designation, in addition to the provisions of Subsection B.1.
 - a. Once the Octagon Barn is restored to provide for public safety and preservation of the historic resource, the sale of agricultural products within the Octagon Barn may be approved in compliance with Section 22.30.510 (roadside stands), except that the agricultural products sold are not limited to those grown on properties owned by the owner of the site of the proposed roadside stand, as long as they are grown within the County.
 - b. A new parcel smaller than otherwise permitted by Chapter 22.22 (Subdivision Standards) may be created as a "public lot" through interim ownership by the County and then transferred to a non-profit organization approved by the County.

C. Sensitive Resource Area (SRA). The following standards apply within the Sensitive Resource Area (SRA) combining designation.

1. **Indian Knob - Required plant species inventory.** Prior to approval of any land use permit in the Indian Knob area (see Figure 96-3) a site survey shall be conducted to accurately locate the extent of the rare shrub, *Eriodictyon Altissimum*. Proposed development shall be located such that the subject plant is preserved.

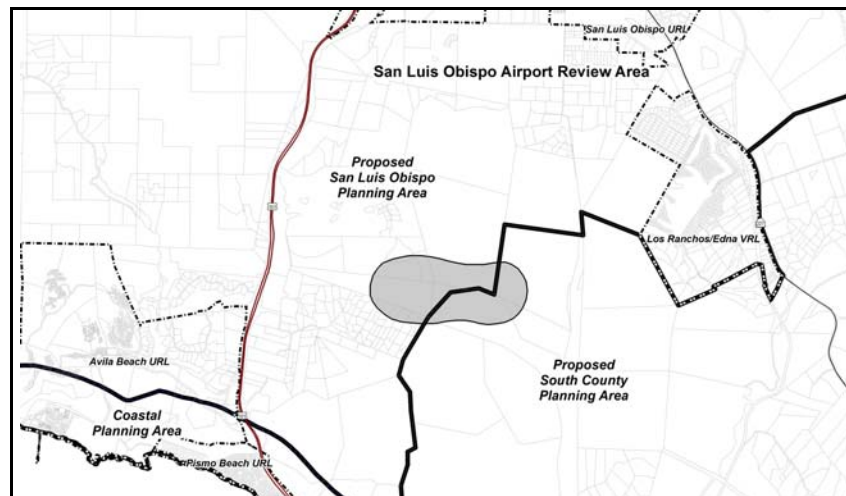


Figure 96-3: Indian Knob Mountainbalm SRA

2. **Pismo Beach Hillside (SRA).** (See Figure 96-4)

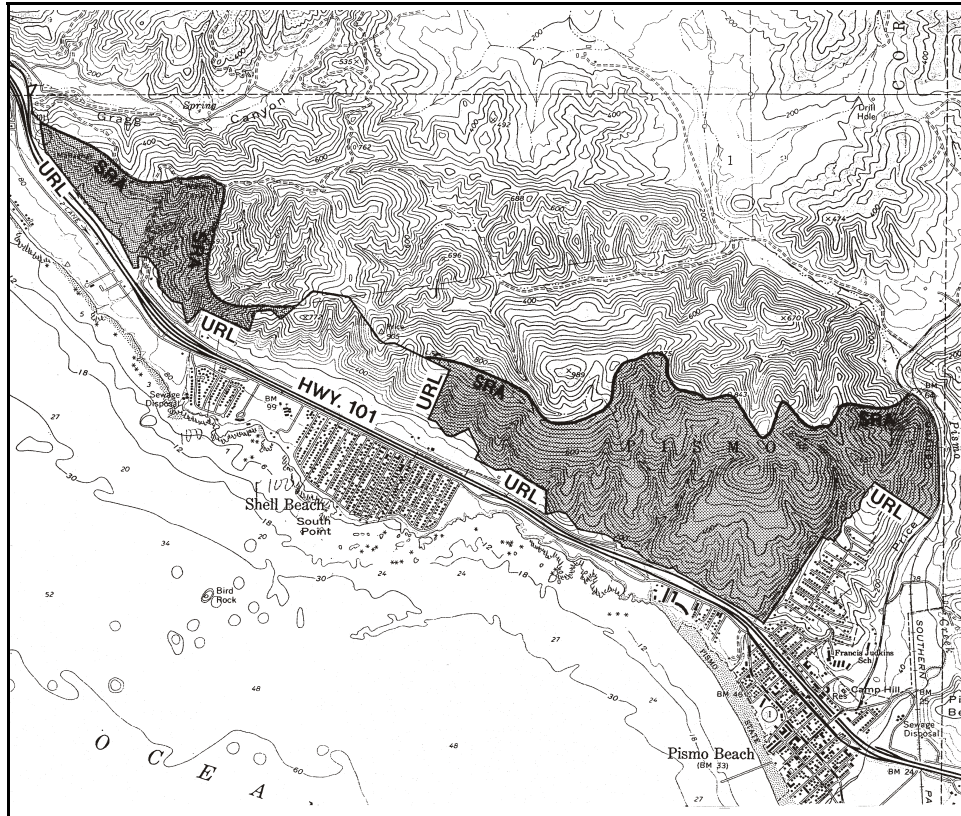


Figure 96-4: Pismo Beach Hillside Sensitive Resource Area

- a. **Permit requirement.** Conditional Use Permit approval is required for oil and gas production facilities. Each application shall comply with the following criteria before acceptance.
- b. **Application content.** Provide a visual analysis in the form of topographic maps with lines of sight, cross sections, photographs and other supporting documentation that demonstrate that the project will comply with the site development standards in Subsection C.2.c.
- c. **Site development standards.**
 - (1) Proposed facilities above the 200-foot elevation, including cut and fill banks, tanks, stacks, and chimneys shall be located so that at least 90 percent of the site is screened by existing topography from view within the City of Pismo Beach and Highway 101. Created topography and vegetation as detailed by plans can be considered to complete the existing "screening" using native vegetation where possible and conform to naturally occurring topographic trends. Exploration and production facilities shall not be allowed in the unobstructed visible hillside above the 200-foot elevation.

- (2) Proposed access roads shall have the minimum feasible cross slopes and visibility, with a maximum road cut of five feet maintained wherever possible in visible areas. Prepare a grading, erosion control and landscaping plan, emphasizing vegetation to screen all visible cut and fill slopes.
 - (3) Any new application that proposes facilities at any site other than an existing developed location, must demonstrate through a combination of technical and economic analysis not including proprietary information to the industry that new facilities cannot be reasonably incorporated into existing developed locations.
 - (4) Steam generators and other venting equipment shall incorporate the best available technology to minimize the appearance of a smoke or steam plume.
 - (5) Steam generators and other equipment that cause smoke or steam, and production facilities for oil resources having high concentrations of sulphur compounds, shall not be emitted within 1,000 feet of a residence and the Pismo Beach City limits.
 - (6) Normal workover procedures should not exceed the average maintenance cycle, with the exception of breakdowns and emergencies that are verified to the Director through the Division of Oil and Gas' closest office to the well location.
3. **San Luis Bay Sub-area.** Within the San Luis Bay Sub-area, as shown in Figure 96-1, projects requiring Conditional Use Permit approval shall concentrate proposed uses in the least sensitive portions of properties. Native vegetation shall be retained as much as possible.
4. **San Luis Obispo Hillside SRA.** All projects within the Sensitive Resource Areas identified in the San Luis Obispo Sub-area are subject to the Highway Corridor Standards contained in Section 22.96.050F.
5. **Upper Diablo Canyon - Access limitation.** Further construction of access roads through upper Diablo Canyon (see Figure 96-5) is prohibited.
6. **Upper Diablo Canyon - Transmission lines.** Future transmission lines in upper Diablo Canyon (see Figure 96-5) shall be confined to the existing corridor. All exposed grading cuts (except for actual roadways and structure sites) and areas of vegetation removal shall be graded and replanted to blend with existing terrain.

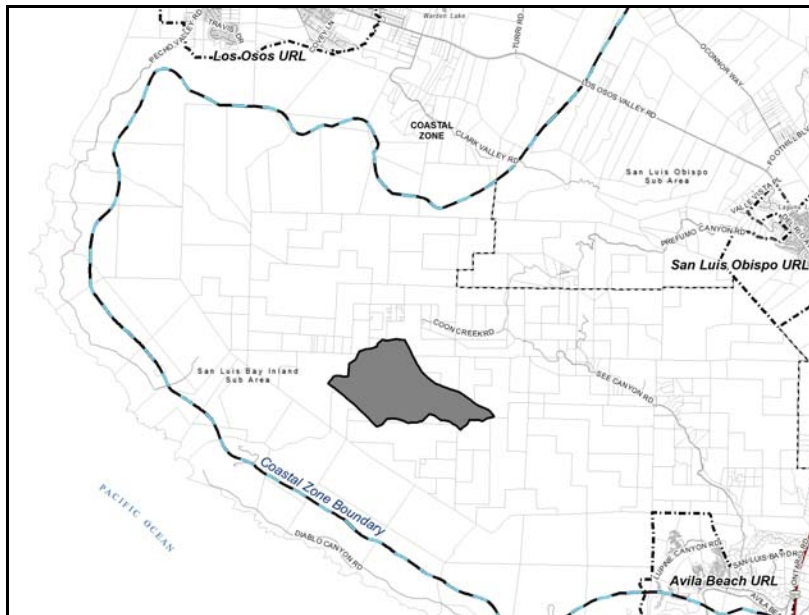


Figure 96-5: Upper Diablo Area

[Amended 1985, Ord. 2215; 2014, Ord. 3256]

22.96.030 – San Luis Bay Sub-area Standards

All development and new land uses in the San Luis Bay Sub-area, as shown on Figure 96-1, shall comply with the following standards where applicable.

A. Circulation standards.

1. **Areawide systems - Conditional Use Permit projects.** Projects requiring Conditional Use Permit approval shall be integrated into areawide circulation and utility easements, providing for future extensions into adjacent undeveloped properties wherever feasible or where known areawide rights-of-way are planned.
2. **Driveways - New land divisions.** Where possible, new land divisions shall be designed to combining driveways and private access roads serving proposed parcels wherever terrain and adequate sight distance on the public road allow.
3. **Pedestrian and bikeways - New land divisions.** Provide for safe and site-sensitive pedestrian and bike circulation facilities in the design of roads for new subdivisions where feasible.
4. **Road design and construction - New land divisions.**
 - a. **Site disturbance.** Road alignments proposed in new land division applications shall be designed and constructed to minimize terrain disturbance consistent with safety and construction cost. Altered slopes shall be replanted with indigenous plants or protected by other appropriate erosion control measures.

- b. **Circulation.** New land divisions adjacent to the city limits of an incorporated city shall be designed to include offers-to-dedicate for roads connecting with the city such that the street right-of-way widths will reasonably correspond to those required under City standards. Appropriate transitions in road improvements shall be provided between City and County roads adjacent to the City limits. In addition, logical existing or future street connections to City streets shall be provided to encourage an efficient circulation system.

- B. **Site planning on sloping sites - Conditional Use Permit projects.** Except for lands in the Agriculture category east of Montana de Oro as shown in Figure 96-6, projects requiring Conditional Use Permit approval on sites with varied terrain shall include design provisions for concentrating developments on moderate slopes, retaining steeper slopes visible from public roads undeveloped.

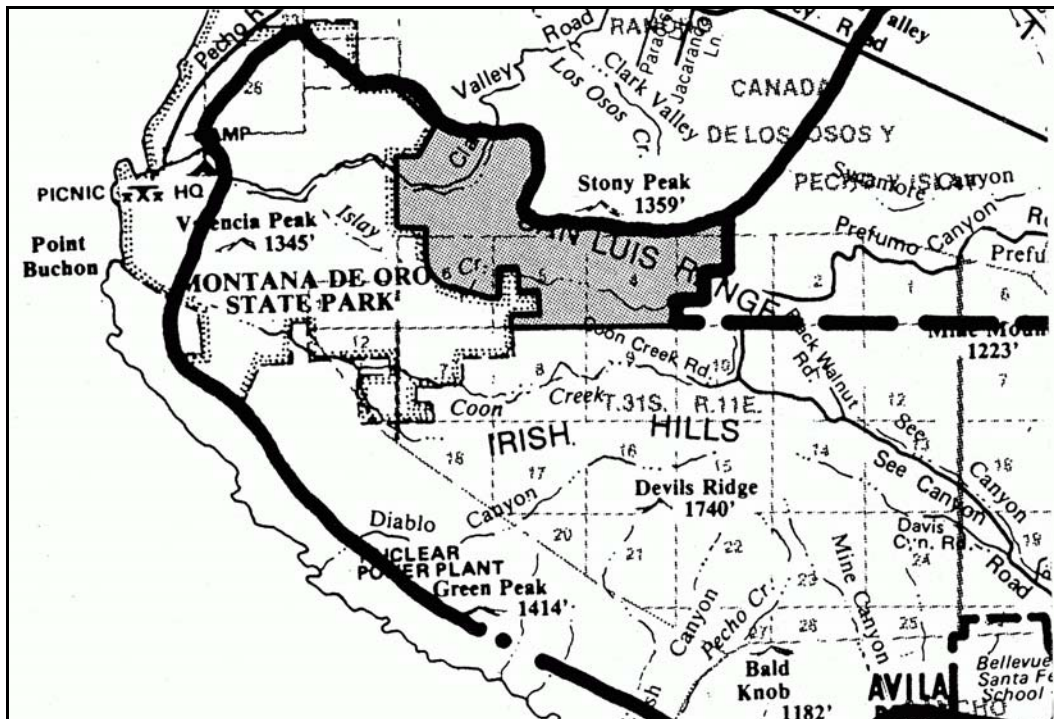


Figure 96-6: Agricultural Area near Montana de Oro

- C. **Utility Services - Undergrounding requirement for Conditional Use Permit projects.** All projects requiring Conditional Use Permit approval (including commercial and residential uses fronting the shoreline) shall provide for utilities being placed underground unless the Commission determines either that: the proposed development will be of low intensity or in an isolated location; or that supporting overhead utilities will not be visible from public roads; or that overriding operational, economic or site conditions of the project warrant waiver of this requirement.

[Amended 1993, Ord. 2646; 2014, Ord. 3256]

22.96.040 – San Luis Obispo Sub-area Standards

All development and new land uses in the San Luis Obispo Sub-area, as shown on Figure 96-1, shall comply with the following standards where applicable.

- A. Undergrounding - Conditional Use Permit projects.** All projects requiring Conditional Use Permit approval shall provide for utilities being placed underground unless the Commission determines either that the proposed development will be of low intensity or in an isolated location; or that supporting overhead utilities will not be visible from public roads; or that overriding operational, economic or site conditions of the project warrant waiver of this requirement.
- B. Planning Impact Areas.** The following standards apply to land within the planning impact areas of the cities of San Luis Obispo and Pismo Beach, and the community of Los Osos. The planning impact area for the City of San Luis Obispo includes the entire San Luis Obispo Planning Area as shown on the Official Maps. The planning impact areas for the City of Pismo Beach, and the community of Los Osos are shown in Figure 96-7. Please refer to the areawide standards in Chapter 7 of the Estero Area Plan to see the remainder of the planning impact area for Los Osos.

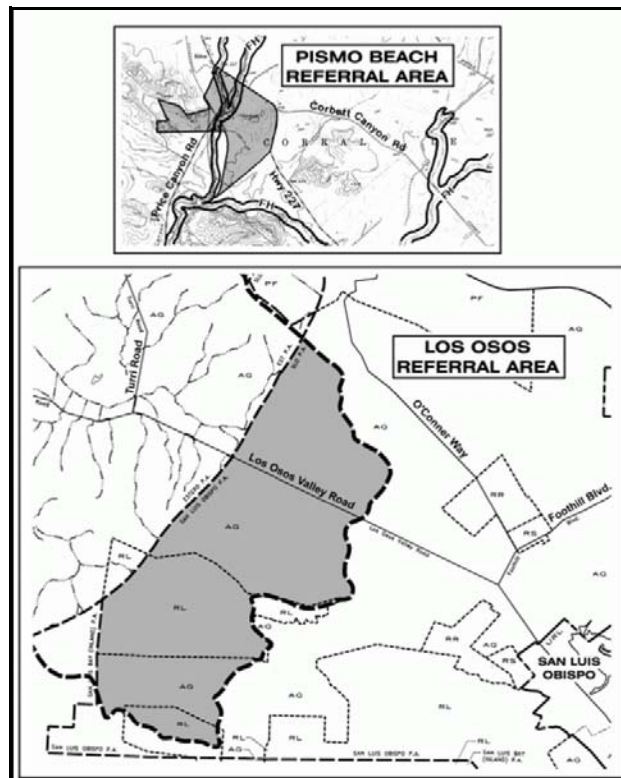


Figure 96-7: Referral areas for Los Osos and the City of Pismo Beach

1. **Application referral - Cities of San Luis Obispo and Pismo Beach.** Applications for discretionary land use permits, land divisions, or General Plan amendments shall be referred by the County to the City of San Luis Obispo and (if in its planning impact area) to the City of Pismo for review and comment. The County shall consider requiring improvements and/or offers of dedication from projects where there is an appropriate and feasible connection between the proposed development and the improvement, subject to the following:
 - a. Required improvements and/or dedications may include, but are not limited to, future streets in compliance with a city's General Plan, sewer lateral extensions from project septic systems (or other sewage disposal systems) to facilitate connection to a sewer system after annexation by a city or other public agency that will provide a community sewage disposal system, water system extensions, drainage improvements or other necessary public improvements.
 - b. Street improvements and offers of dedication shall be made to either City or County standards, depending upon the scale and location of the proposed development.
 2. **Application referral - Los Osos.** Applications for discretionary land use permits, land divisions, or general plan amendments within the planning impact area for Los Osos shall be referred by the County to the Los Osos Community Advisory Council or its successor for review and comment.
- C. Open space preservation.** The following standards apply to land where important physical, biological, visual or historic resources are identified both on-site and on adjacent properties, to offer incentives and encourage such measures as cluster land divisions that will leave such resources in permanent open space. As mentioned in Chapter 4 of the San Luis Obispo Area Plan, other incentives include agricultural preserves and the proposed minor ag cluster and transfer of development credits.
1. **Cluster land division incentive.** Cluster divisions of land may utilize an open space parcel area that is smaller than otherwise required by Chapter 22.22 where an important biological habitat, riparian creek corridor, scenic view or historic place is identified and protected through the application's review process on a case-by-case basis. The size of the open space area may be determined by a biological, visual or other applicable analysis of the area in question. The open space parcel shall be sufficient in size to preserve the resource.
 2. **Lot Line Adjustments.** In instances where land that is intended for development includes more than one legal lot, the lot lines may be adjusted to concentrate development in suitable areas and leave other areas undeveloped and subject to open space or conservation easements.
- D. Production agricultural areas.** New development shall be designed to minimize the loss of existing and potential production agricultural areas by the placement of buildings and new parcels outside the most agriculturally capable areas. For the purposes of this standard, production agricultural areas consist of prime soils (Class I and II irrigated soils according to the U.S. Natural Resource Conservation Service) and other areas capable of agricultural production which primarily consist of Class III and IV soils, but may also include productive areas with Class VI soils.

[Amended 2004, Ord. 3047; 2014, Ord. 3256]

22.96.050 – Land Use Category Standards

All development and new land uses shall comply with the following standards, as applicable to each land use category.

A. Agriculture (AG). The following standards apply within the Agriculture land use category.

- O'Connor Way / West Foothill Area.** The following standards apply to development projects that are accepted as complete for processing after September 20, 2002 and only to lands within the Agriculture land use category in the O'Connor Way / West Foothill Area, as shown in Figure 96-8.

Guideline: Development should be designed to blend with the existing rural development and preserve the rural and agrarian character of the area.

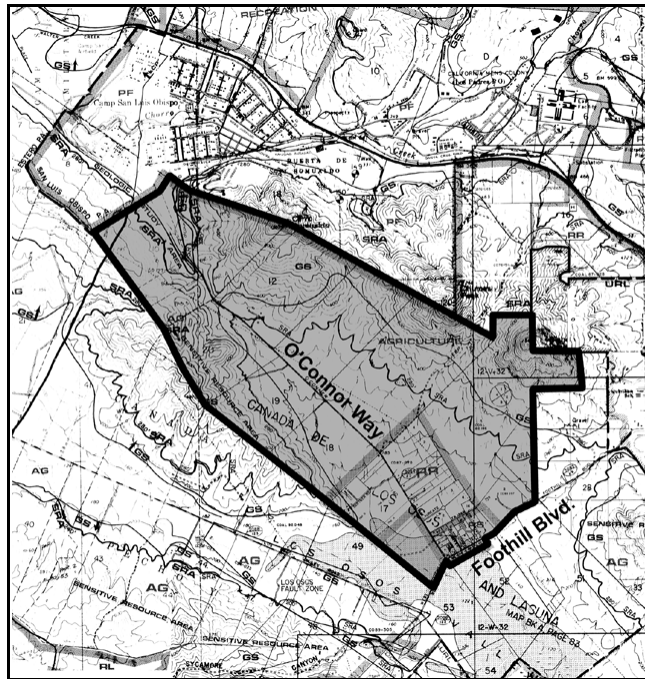


Figure 96-8 - O'Connor Way

B. Rural Lands (RL). The following standards apply within the Rural Lands land use category.

- Irish Hills - Limitation on use.** Land uses within the Irish Hills (see Figure 96-9) shall be limited to the following, in compliance with the land use permit requirements of Section 22.06.030: ag accessory structures; animal facilities; crop production and grazing; nursery specialties; communications facilities; animal keeping; residential accessory uses; single-family dwellings; mobile homes; temporary dwellings; roadside stands; outdoor retail sales; accessory storage; pipelines and transmission lines.

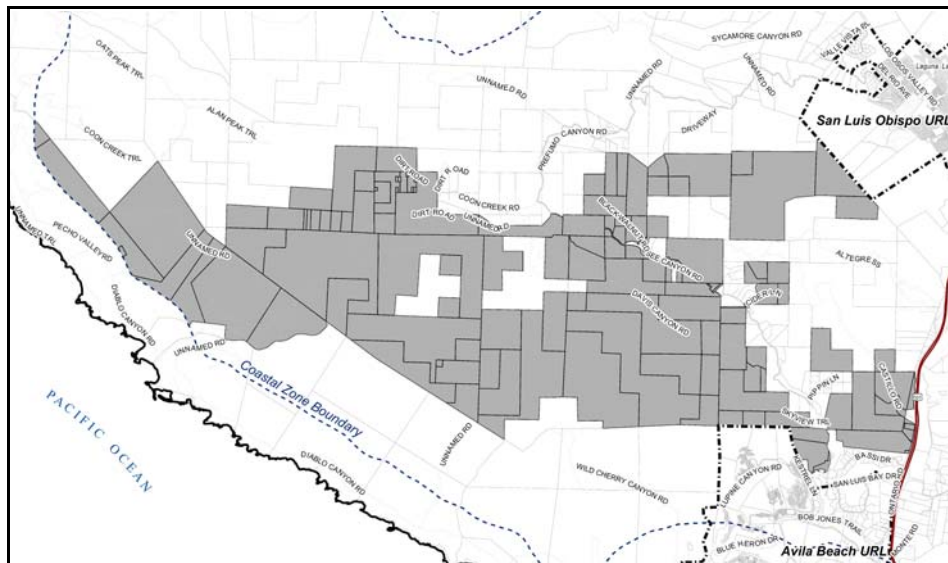


Figure 96-9: Irish Hills Area

2. **San Luis Obispo Sub-area - Limitation on use.** All land uses identified by Section 22.06.030 as allowable, permitted, or conditional in the Rural Lands land use category within the San Luis Obispo Sub-area (as shown in Figure 96-1) may be authorized in compliance with the land use permit requirements of that Section, except residential care, correctional institutions, and uses listed by Table 2-2, Section 22.06.030 in the Industry, Manufacturing and Processing use group.
- C. **Industrial (IND) - Edna and Buckley Roads - Limitation on use.** Land uses on the shaded parcel within the Industrial land use category shown in Figure 96-10 shall be limited to construction contractors, caretaker residences and storage yards (sales lots prohibited).

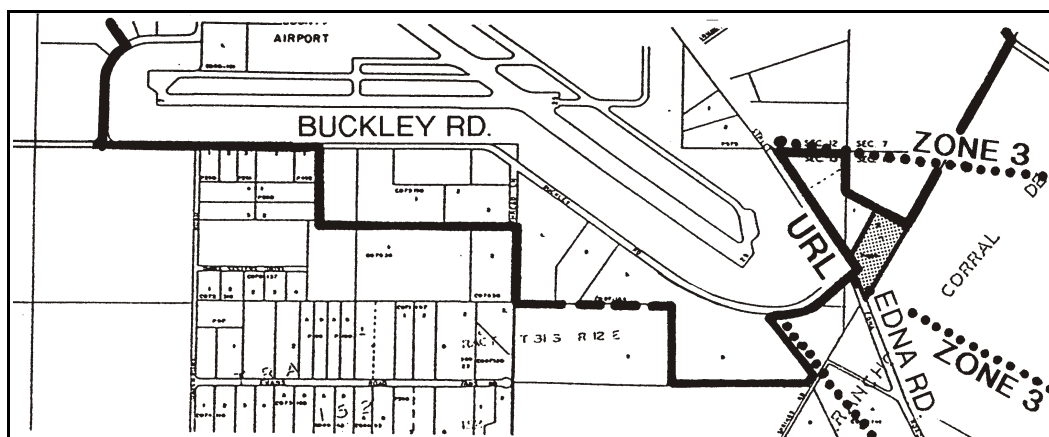


Figure 96-10 - Industrial parcel at Edna and Buckley Roads

D. Public Facilities (PF) - County Office of Education. The following standards apply to the site of the County Office of Education located on Highway 1.

1. **Permit requirement.** Minor Use Permit approval is required for all new development unless Articles 4 or 5 of this Title would otherwise require Conditional Use Permit approval.
2. **Location criteria.** New development shall be located north of Pennington Creek, out of view from Highway 1.

E. Residential Rural (RR). The following standards apply within the Residential Rural land use category.

1. **San Luis Obispo Sub-area - New land divisions.** New land divisions in the San Luis Obispo Sub-area, as shown in Figure 96-1, are subject to the following requirements:
 - a. **Driveways.** New land divisions shall include, where possible, design provisions for combining driveways and private access roads serving proposed parcels wherever terrain and adequate sight distance on the public road allow.
 - b. **Parcel size.** The minimum parcel size for new land divisions shall be 10 acres unless a larger minimum size would otherwise be required by Chapter 22.22.
2. **O'Connor Way / West Foothill Area.** The following standards apply to development projects that are accepted as complete for processing after September 20, 2002 and only to lands within the Residential Rural land use category in the O'Connor Way / West Foothill Area, as shown in Figure 96-8.

Guideline: Development should be designed to blend with the existing rural development and preserve the rural and agrarian character of the area.

- a. **Limitation on Use.** Uses identified in Table O, Part I of the Land Use Element as "A" or "S" uses are limited to: agricultural accessory structures; animal raising and keeping; bed and breakfast facilities; caretaker residence; cemeteries and columbaria; churches; communications facilities; crop production and grazing; electric generating plants (solar & WECF only); farm equipment and supplies; fisheries and game preserves; forestry; home occupations; mobile homes; nursery specialties; offices, temporary; public safety facilities; public utility facilities; residential accessory uses; residential care (for 6 or fewer); roadside stands; secondary dwellings; single family dwellings; specialized animal facilities; storage accessory; temporary dwelling; and existing school, pre to secondary, and existing outdoor sports and recreation facilities.
- b. **Water Supply.** At the time of non-residential discretionary land use permit or land division application, a detailed hydro-geologic analysis prepared by a qualified individual shall be submitted. The analysis shall be prepared to determine long-term water availability and potential impacts of proposed development on existing nearby wells.

- c. **Traffic Report.** At the time of non-residential discretionary land use permit or land division application, a traffic report shall be submitted. The report shall include, but not be limited to, how the proposed project would not reduce the Level of Service (LOS) on local roadways or the intersection of Foothill Road/O'Connor Way below LOS C.
 - d. **Drainage.** All drainage from future development shall be detained in a drainage basin on the property, or an offsite location approved by County Public Works.
 - e. **Nursery Specialties and Agricultural Accessory Structure.** Building size shall be limited to 5,000 square feet of total cumulative floor area unless a larger structure is approved with a Minor Use Permit.
 - f. **Lighting.** All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from any location off the project site. All lighting poles, fixtures, and hoods shall be dark colored. No exterior lighting shall be installed operated in a manner that would throw light, either reflected or directly, in an upward direction.
 - g. **Sign Height.** All internally illuminated or externally lighted signs shall be a maximum of six feet in height.
3. **West of Bear Valley Estates (Tract 502).** The following standards apply only to the parcel located west of Tract 502 as shown in Figure 96-11.

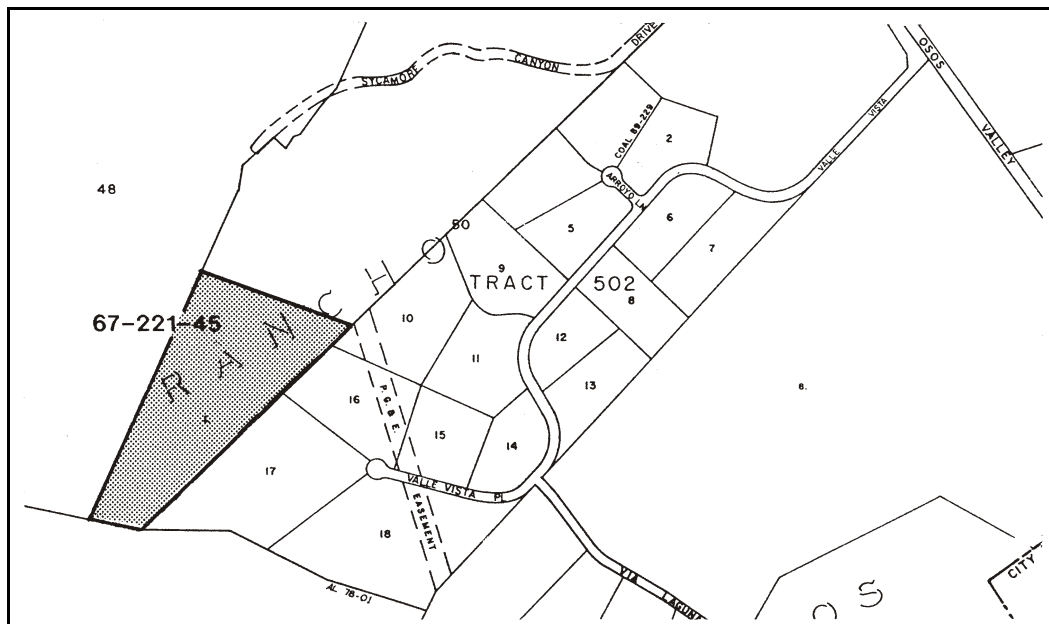


Figure 96-11 - Residential Rural Category Land West of Bear Valley Estates

- a. **Limitation on use.** Land uses shall be limited to agricultural accessory structures, animal keeping, and crop production and grazing.

- b. **Open space preservation.** Prior to or concurrent with establishment of the approximately 18-acre site as a legal parcel either through a land division or lot line adjustment, an open space easement shall be recorded over the entire site. The open space easement shall specify that only agricultural uses shall be permitted in perpetuity.
 - c. **Access.** Any needed access shall be taken from Valle Vista Place.
4. **Bishop Peak Ranch.** The following standards apply only to property shown in Figure 96-12, which includes a portion of Bishop Peak.

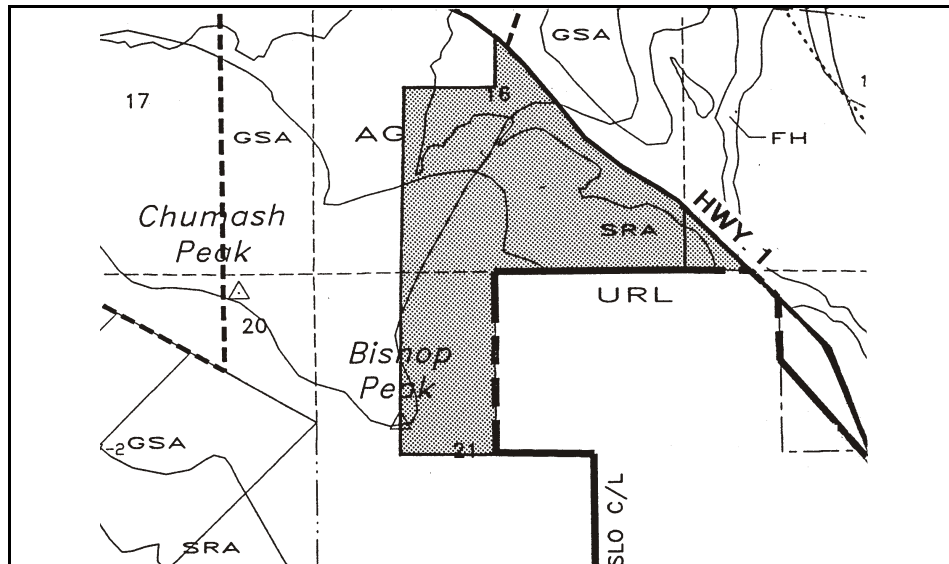


Figure 96-12 - Residential Rural Category Bishop Peak Properties

- a. **Residential density.** The maximum allowable residential density (including secondary dwellings) shall be as follows:
 - (1) The number of dwellings allowable without a cluster division shall be as provided by Chapter 22.22.
 - (2) The number of dwellings allowable through a cluster division shall be no more than one dwelling per 12 acres, up to a maximum of 21 dwellings for the entire property, except as provided by Subsection E.4.a(3).
 - (3) If a portion of the property is purchased by a public or non-profit organization approved by the County for provision of open space, the number of dwellings allowable through a cluster division shall be no more than one dwelling per 10 acres, up to a maximum of 17 dwellings.
- b. **Locations for dwellings.** New residential development shall be located to the maximum extent feasible in portions of the property subject to low to moderate biological, geological, visual and slope constraints as shown in the report Preliminary Constraints Analysis, Bunnell Property, dated August 21, 1995.

5. Serpa Ranch.

- a. **Residential density.** The maximum allowable residential density for each parcel shown in Figure 96-13 less than 20 acres in size is one single-family dwelling, except that a secondary dwelling is allowable if it was legally established prior to December 10, 1996.
- b. **Land division.** At the time of application for subdivision within the area designated "A", as shown in Figure 96-13, the applicant shall provide an archaeological surface survey, conducted by a qualified archaeologist approved by the Environmental Coordinator, which assesses the potential impacts of all ground disturbing activities (e.g. access roads, driveways, residences, utility trenches). The applicant shall implement the recommendations of the archaeologist, as required by the Environmental Coordinator.

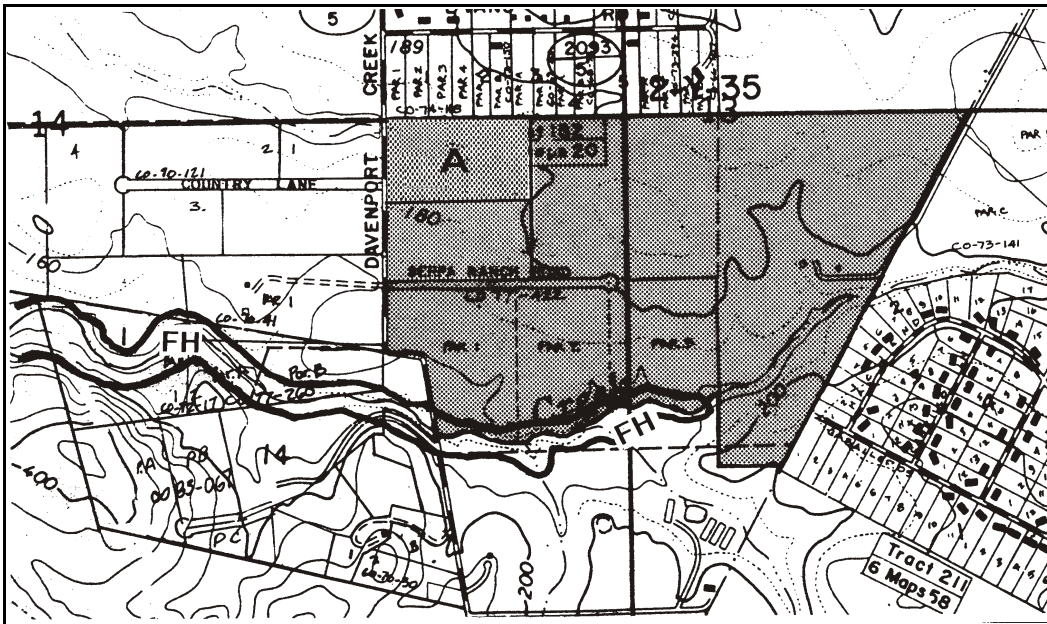


Figure 96-13: Residential Rural category land known as the Serpa Ranch

6. **Parcel Size - See Canyon (A).** The minimum parcel size for new land divisions in the Residential Rural land use category located in See Canyon (A and B) (see Figure 96-14) is 10 acres.

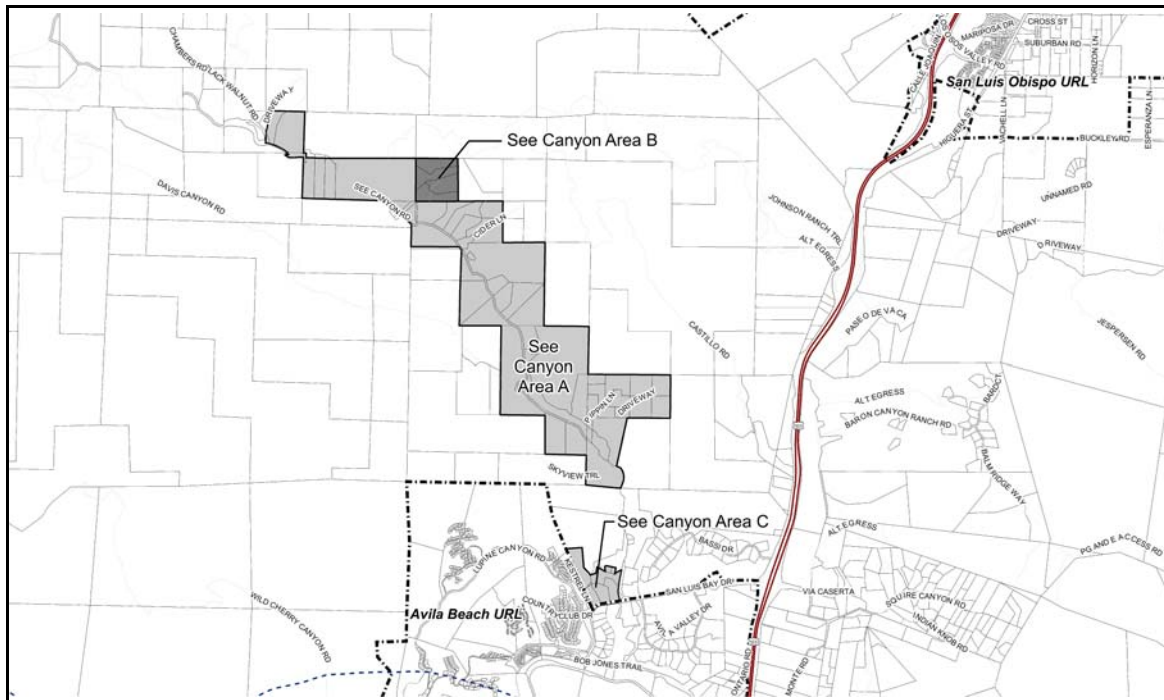


Figure 96-14: See Canyon Areas A, B and C

7. **Standards - See Canyon (B).** The following standards apply to development and division of Parcels 1-3 of Parcel Map CO 96-0085 as shown on Figure 96-14 as See Canyon (B).
 - a. **Building envelopes.** Designated building envelope(s) shall be required for each allowable lot. The building envelope(s) shall be located outside of the oak and chaparral covered slopes and environmentally sensitive areas, so as to minimize the following types of impacts: oak tree and other vegetation removal, topographic alteration (for both access roads and building sites), and visual impacts. The building envelope(s) shall not extend beyond the existing grassland/pasture area.
 - b. **Riparian setbacks.** The designated building envelope(s) shall be at least 50 feet from the edge of the riparian corridor. The only activities allowed within 50 feet of the edge of the riparian corridor are those related to approved erosion control, necessary access and revegetation.
 - c. **Water supply.** The Tentative Map application shall include evidence that adequate water is available on the site(s), including a static and recovery pump test that shows an adequate recovery time for each well proposed to serve the land division. If a shared well is used to serve the proposed parcels, an agreement shall be recorded that specifies each parcel's right to the water.

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- a. **Residential development.** Residential development shall comply with the following requirements:
 - (1) **Residential density.** The maximum residential density for each parcel less than 80 acres in size is one single-family residence. Secondary units shall be prohibited on any parcel less than 80 acres in size.
 - (2) **Elevation.** Residential development, including structures, grading, and other improvements, shall occur entirely below the 200-foot elevation contour.
 - (3) **Agricultural buffer.** A minimum agricultural buffer of 200 feet as measured from the Monte Road right-of-way line shall be established. No habitable residential development shall occur within the buffer zone.

- (4) **Watercourse setback.** A watercourse setback of 50 feet from top-of-bank and/or extent of riparian vegetation, whichever is more restrictive, shall be required.
- (5) **Exterior colors.** Residences shall use dark, muted, earth-toned colors for all exteriors, including roofing. Colors must have a value and chroma of less than 6 on the Munsell scale. Applicants shall submit a colors and materials board with any application for construction or land use permits.
- (6) **Height.** Residential and residential accessory structures shall be limited to a maximum height of 25 feet above average natural grade.
- (7) **Roofing.** Building architecture shall include hip roofs with a minimum pitch of 3:12.
- (8) **Overhangs.** Building architecture shall include deep overhangs for any elevation visible from Highway 101.
- (9) **Lighting.** All exterior lighting fixtures visible from Highway 101 shall be dark sky certified or equivalent.
- (10) **Erosion control.** An erosion and sedimentation control plan shall be prepared prior to any proposed site work. The erosion and sedimentation control plan shall comply with the required contents and standards in Chapter 22.52 of the Land Use Ordinance.
- (11) **Drainage plan.** Land use permit, subdivision, construction, and grading permit applications shall include a drainage plan in compliance with Chapter 22.52 of the Land Use Ordinance. All future construction shall be in conformance with the San Luis Obispo Creek Watershed Drainage and Design Manual.
- (12) **Habitat assessment.** Prior to any site disturbance, a qualified biologist shall conduct a habitat assessment of the watercourses on the project site, in accordance with County and Department of Fish and Game protocol, to determine if California red-legged frog (CRLF) or southwestern pond turtle (SWPT) exist on the site. If these species do not exist on the site, no further study needs to be undertaken. BR-7. If CRLF and/or SWPT exist(s) on site, the applicant and the project biologist shall consult with the California Department of Fish and Game (CDFG) and/or the US Fish and Wildlife (USFWS), as applicable, prior to site disturbance to determine appropriate measures to be undertaken in order to ensure significant impacts will not occur. At a minimum, the following measures shall occur:
 - (a) The project biologist shall demonstrate that they are qualified to conduct the appropriate biological work to the satisfaction of the Department of Fish and Game and/or the US Fish and Wildlife Service (as applicable).

- (b) The approved biologist shall conduct a training session for all construction personnel prior to commencement of site disturbance. At a minimum, the training shall include a description of the CRLF and/or SWPT and their habitat, the specific measures that are being implemented to conserve the CRLF and/or SWPT for the current project, and the boundaries where site disturbance may occur.
 - (c) The project biologist shall have the authority to stop work or redirect work to occur in areas that will not disturb the individual(s), or to relocate the individual(s) pursuant to USFWS / CDFG guidelines.
 - (d) The approved biologist shall be present at the work site until all CRLF / SWPT have been removed, workers have been instructed, and disturbance of habitat has been completed.
 - (e) During construction/ground disturbing activities, all trash that may attract CRLF and/or SWPT predators will be properly contained, removed from the work site, and disposed of regularly. Prior to occupancy or final inspection, whichever occurs first, all trash and construction debris will be removed from work areas.
 - (f) During construction/ground disturbing activities, all refueling, maintenance, and staging of equipment and vehicles shall occur at least 100 feet from riparian habitat or water bodies and in a location where a spill would could not drain directly toward aquatic habitat.
- (13) Permits.** Prior to site disturbance, the applicant shall demonstrate to the County that they have obtained any and all necessary permits from the California Department of Fish and Game and the US Fish and Wildlife Service, or demonstrate that such permits are not necessary.
- b. Use restriction - Area B.** All land uses identified by Section 22.06.030 as allowable, permitted, or conditional uses in the RR land use category may be authorized in compliance with the land use permit requirements of that section, except that such uses in Area B (Figure 106-7) shall be limited to: crop production and grazing, and pipelines and transmission lines.
- c. New land divisions.**
- (1) The minimum parcel size shall be 40 acres.
 - (2) Subdivision of Area A (Figure 106-7) shall require the granting of an open space easement covering at least 85 percent of the site. The open space easement agreement shall include the following restrictions:
 - (a) Prohibition on grazing and/or crop production within the open space easement area.

- (b) Prohibition on planting of ornamental vegetation within the open space easement area.
- (c) Requirement that development of new water sources and systems within the open space easement area be done in such a manner as to avoid any impact to or removal of oaks and/or manzanitas.
- (3) Building envelopes for subdivision of Area A (Figure 106-7) shall be established in an area with average slopes of less than 30 percent.
- (4) Subdivision of Area A (Figure 106-7) shall comply with the mitigation agreement recorded as Instrument 1997-071413 of Official Records, and any subsequent mitigation agreements that supersede or amend this agreement. The applicant shall enter into a mitigation agreement with the County of San Luis Obispo, reaffirming the measures identified in Instrument 1997-071413. The new mitigation agreement shall also incorporate all applicable planning area standards identified in Subsections D.5.a and D.5.c.

F. Residential Suburban (RS). The following standards apply within the Residential Suburban land use category.

1. **Limitation on use.** All land uses identified by Section 22.06.030 as allowable, permitted, or conditional uses in the RS land use category may be authorized in compliance with the land use permit requirements of that Section except mobile home parks.
2. **Evans Tract.** The following standards apply to the Evans Tract, Figure 96-16.

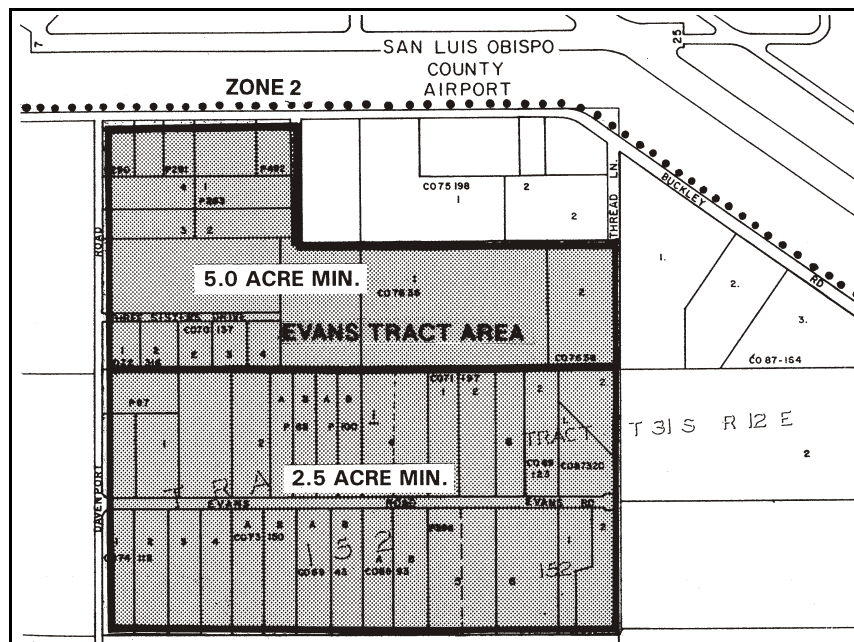


Figure 96-16: Evans Tract

- a. **Parcel Size - Evans Road frontage.** Minimum parcel size is 2½ acres for the southern half of the area as shown in Figure 96-16 unless a larger size would otherwise be required by Chapter 22.22 (Subdivision Standards).
 - b. **Parcel Size - North of Evans Road.** Minimum parcel size is five acres for the northern half of the area as shown in Figure 96-16 unless a larger size would otherwise be required by Chapter 22.22 (Subdivision Standards).
3. **Squire Canyon.** The following standards apply to the Residential Suburban land use category in Squire Canyon (see Figure 96-17).

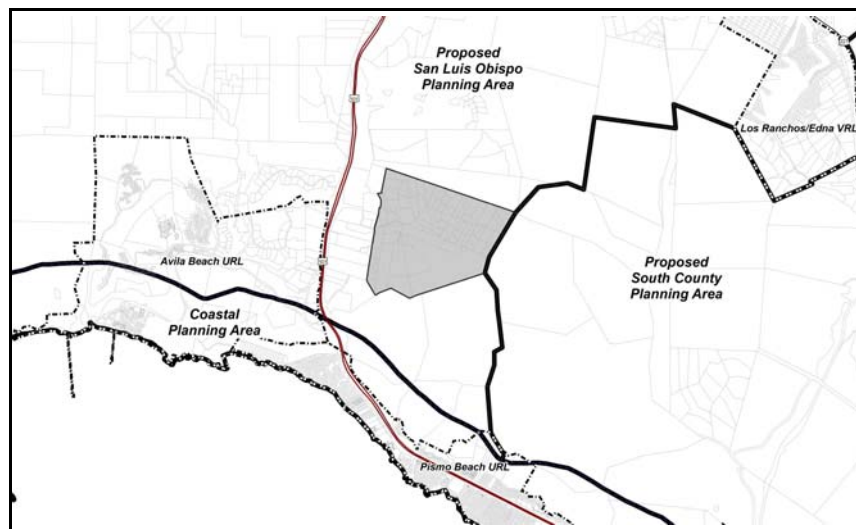


Figure 96-17: Squire Canyon

- a. **Density limitation.** Residential density shall be limited to a maximum of one family per three acres.
 - b. **Limitation on use.** Land uses in the area northeast of the intersection of Squire Canyon and Indian Knob roads shall be limited to the following (as required by Ordinance 824): agricultural accessory structures; crop production and grazing; communications facilities; animal keeping; animal facilities (with the only use limited to keeping not more than six adult dogs per parcel, with a kennel license being required for raising more than four adult dogs, in compliance with County Code Section 9.04.120); home occupations; residential accessory uses; single-family dwellings; temporary dwellings; pipelines and transmission lines.

[Amended 1982, Ord. 2106; 1989, Ord. 2399; 1994, Ord. 2686; 1996, Ord. 2760; 2007, Ord. 3120; 2007 Ord. 3121; Added 2009, Ord. 3182; Amended 2014, 3256]

22.96.060 - San Luis Obispo Urban Area Standards

In addition to the requirements of Section 22.96.030, the following standards apply to all unincorporated lands within the City of San Luis Obispo urban reserve line, or to the land use categories or specific areas listed.

A. Communitywide standards. The following standards apply to all unincorporated properties within the urban reserve line.

1. **Sewage disposal.** Residential developments shall provide on-site conventional subsurface (individual or community) wastewater disposal systems until the property can be annexed to the city and city services provided (rather than wastewater treatment packaged plants).
2. **Water supply.** Developments shall provide on-site water supply, or a community water supply system with the capacity to serve 50 or more connections (customers) may be permitted, until annexed to the city and city services are provided.
3. **Limitation on use.** Prior to annexation by the City of San Luis Obispo, land uses shall be limited to those listed as allowable, permitted, and conditional within the Agriculture land use category by Section 22.06.030, except as otherwise allowed for specific areas (such as the Airport Area) by this Section.
4. **Airport area.** The following standards apply only to the land shown in Figure 96-18.
 - a. **Minimum parcel size.** The minimum parcel size is 20 acres. Commercial condominium or planned unit developments may use smaller parcel sizes to be determined by the Review Authority through Conditional Use Permit approval.
 - b. **Dry sewer/water facilities.** Water supply and sewage disposal systems shall be designed to accommodate future connection to city systems where feasible.
 - c. **Septic systems maintenance.** New septic systems shall be inspected and maintained annually.
 - d. **Business license clearance.** Compliance with all applicable conditions of land use permits shall be determined before issuance of a business license, in compliance with Section 22.62.020.
 - e. **Signs.** Free-standing signs shall be monument signs with a maximum height of six feet.
 - f. **Use limitation disclosure.** A notice listing the authorized land uses for a site shall be recorded in the Office of the County Recorder at the time the Final Map is recorded for any commercial condominium or planned unit development or before final condition compliance of any Conditional Use Permit or Minor Use Permit.

- g. Limitation on use.** Land uses shall be limited to those listed in the following table or where other planning area standards of this Chapter, or other standards of this Title further limit permitted uses. Land use categories (and subareas) are abbreviated in the table as follows:

AG	Agriculture
REC	Recreation
RSF	Residential Single-Family
RMF	Residential Multi-Family
CR	Commercial Retail
CR/VS	Commercial Retail/Visitor Serving

CS	Commercial Service
CS/BP	Commercial Service/ Business Park
IND	Industrial
PF	Public Facilities
OS	Open Space

SAN LUIS OBISPO ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)						Specific use Standards
	AG	RSF	RMF	CR	CR/VS	CS	

AGRICULTURE, RESOURCE, AND OPEN SPACE USES

Ag Processing	A2					A2	22.30.070
Agricultural Accessory Structures	P					P	22.30.030,060
Animal Facilities							22.30.100
Animal hospitals & veterinary medical facilities						A1	22.30.100
Horse ranches and other equestrian facilities						MUP	22.30.100
Kennels (6)						A1	22.30.100
Zoos - Private, no display open to public						MUP	22.30.100
Zoos - Open to public							22.30.100
Animal Keeping	A2	A2	A2	A2	A2	A2	22.30.090
Crop Production and Grazing	A1	A2	A2	A2	A2	A2	22.30.200
Farm Equipment & Supplies Sales						A1	
Mines and quarries							22.36
Nursery Specialties	A2					A2	22.30.310
Petroleum Extraction							22.34

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
A1	Allowable use, subject to the land use permit required by 22.06.030, Table 2-3	22.08.030
A2	Allowable use, subject to the land use permit required by the specific use standards.	22.30
P	Permitted use, Zoning Clearance required. (4)	22.62.030
SP	Permitted use, Site Plan Review required. (4)	22.62.040
MUP	Conditional use - Minor Use Permit required. (4)	22.62.050
CUP	Conditional use - Conditional Use Permit required. (4)	22.62.060
	Use not allowed. (See 22.02.020.E regarding uses not listed.)	22.06.030.C

See NOTES on next page.

SAN LUIS OBISPO ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)					Specific use Standards
	CS/BP	IND	OS	REC	PF	

AGRICULTURE, RESOURCE, AND OPEN SPACE USES

Ag Processing	A2	A1				22.30.070
Agricultural Accessory Structures	P	P	SP(5)	P	P	22.30.030,060
Animal Facilities						22.30.100
Animal hospitals & veterinary medical facilities					A1	22.30.100
Horse ranches and other equestrian facilities					MUP	22.30.100
Kennels (6)					A1	22.30.100
Zoos - Private, no display open to public						22.30.100
Zoos - Open to public					CUP	22.30.100
Animal Keeping	A2	A2	A2	A2	A2	22.30.010
Crop Production and Grazing	A2	A2	A1	A1	A1	22.30.200
Farm Equipment & Supplies Sales		A1				
Mines and quarries						22.36
Nursery Specialties						22.30.310
Petroleum Extraction						22.34

NOTES (The following notes apply only to these two facing pages)

- (1) See Article 8 for definitions of the listed land uses.
- (2) See Article 9 for any restrictions or special permit requirements for a listed use in a specific community or area.
- (3) L.U.C. means "land use category." See Section 22.04.020, Table 2-1, for a key to the land use category abbreviations.
- (4) Business License Clearance may also be required; see Section 22.62.020
- (5) Use allowed on private land with Site Plan Review only when authorized by a recorded open space easement executed by the property owner and the County. Use allowed on public land subject to Conditional Use Permit approval.
- (6) Licensing of all kennels by the County Tax Collector is required by Section 9.04.120 of this Code.

See KEY TO PERMIT REQUIREMENTS on previous page.

SAN LUIS OBISPO ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)						Specific use Standards
	AG	RSF	RMF	CR	CR/VS	CS	

INDUSTRY, MANUFACTURING & PROCESSING USES

Apparel Products						A1	
Computer-based industry						A1	
Concrete, Gypsum & Plaster Products							
Electronics, Equipment & Appliances						A1	
Food and Beverage Products				A1(8)			
Furniture & Fixture Products, Cabinet Shops						A1	
Lumber & Wood Products							
Machinery Manufacturing							
Metal Industries, Fabricated							
Paper Products							
Paving Materials							
Petroleum Refining & Related Industries							22.32.050
Plastics and Rubber Products							
Printing and Publishing						A1	
Recycling - Small collection facility	SP		SP	SP	SP	SP	22.30.390
Small Scale Manufacturing						A1	22.30.550
Stone & Cut Stone Products							
Structural Clay & Pottery-Related Production							
Warehousing, Wholesaling & Distribution						A1	22.30.640

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
A1	Allowable use, subject to the land use permit required by 22.06.030, Table 2-3	22.08.030
A2	Allowable use, subject to the land use permit required by the specific use standards.	22.30
P	Permitted use, Zoning Clearance required. (4)	22.62.030
SP	Permitted use, Site Plan Review required. (4)	22.62.040
MUP	Conditional use - Minor Use Permit required. (4)	22.62.050
CUP	Conditional use - Conditional Use Permit required. (4)	22.62.060
	Use not allowed. (See 22.02.020.E regarding uses not listed.)	22.06.030.C

See NOTES on next page.

SAN LUIS OBISPO ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)					Specific use Standards
	CS/BP	IND	OS	REC	PF	

INDUSTRY, MANUFACTURING & PROCESSING USES

Apparel Products	A1					
Computer-based industry	A1	A1				
Concrete, Gypsum & Plaster Products		A1				
Electronics, Equipment & Appliances	A1	A1				
Food and Beverage Products	A1(5)	A1				
Furniture & Fixture Products, Cabinet Shops	A1	A1				
Lumber & Wood Products		A1				
Machinery Manufacturing		A1				
Metal Industries, Fabricated		A1				
Paper Products		A1				
Paving Materials		A1				
Petroleum Refining & Related Industries (no refining)		A1				22.32.050
Plastics and Rubber Products		CUP				
Printing and Publishing	A1					
Recycling - Small collection facility	SP	SP		SP	SP	22.30.390
Small Scale Manufacturing	A1	A1				22.30.550
Stone & Cut Stone Products		A1				
Structural Clay & Pottery-Related Products		A1				
Warehousing, Wholesaling & Distribution	A1(6)	A1			A1	22.30.640

NOTES (The following notes apply only to these two facing pages)

- (1) See Article 8 for definitions of the listed land uses.
- (2) See Article 9 for any restrictions or special permit requirements for a listed use in a specific community or area.
- (3) L.U.C. means "land use category." See Section 22.04.020, Table 2-1, for a key to the land use category abbreviations.
- (4) Business License Clearance may also be required; see Section 22.62.020
- (5) Allowable use limited to bakeries, ice cream and candy shops, and other similar uses, where the majority of production is for on-site retail. Permit requirement determined by 22.xx.xxx for retail trade and services.
- (6) Use limited to enclosed facilities.

See **KEY TO PERMIT REQUIREMENTS** on previous page.

SAN LUIS OBISPO ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)						Specific use Standards
	AG	RSF	RMF	CR	CR/VS	CS	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Amusement Parks							
Clubs, Lodges, and Private Meeting Halls				A1		A1	
Indoor Amusement & Recreation Facilities					A2		22.30.240
Libraries and Museums					SP		22.30.250
Outdoor Athletic Facilities		CUP			SP	SP	22.30.340
Public Assembly & Entertainment Facilities					A1		
Public Parks and Playgrounds		SP			SP	SP	22.30.340
Recreation Equipment Rental - Motorized							22.30.340
Recreation Equipment Rental - Non-motorized							22.30.340
Religious Facilities	CUP			A1		A1	22.30.400
Rural Recreation and Camping	A2						22.30.520
Schools - College & University							
Schools - Elementary & Secondary							22.32.540
Schools - Specialized Education & Training						A1	22.32.540
Sports Assembly							
Temporary Events	A2					A2	22.32.610

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
A1	Allowable use, subject to the land use permit required by 22.06.030, Table 2-3	22.08.030
A2	Allowable use, subject to the land use permit required by the specific use standards.	22.30
P	Permitted use, Zoning Clearance required. (4)	22.62.030
SP	Permitted use, Site Plan Review required. (4)	22.62.040
MUP	Conditional use - Minor Use Permit required. (4)	22.62.050
CUP	Conditional use - Conditional Use Permit required. (4)	22.62.060
	Use not allowed. (See 22.02.020.E regarding uses not listed.)	22.06.030.C

See NOTES on next page.

SAN LUIS OBISPO ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)					Specific use Standards
	CS/BP	IND	OS	REC	PF	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Amusement Parks						
Clubs, Lodges, and Private Meeting Halls	A1					
Indoor Amusement & Recreation Facilities	A2(5)			A2	MUP	22.30.240
Libraries and Museums	SP			SP	A1	22.30.250
Outdoor Athletic Facilities	SP			SP	SP	22.30.340
Public Assembly & Entertainment Facilities						
Public Parks and Playgrounds	SP			SP	SP	22.30.340
Recreation Equipment Rental - Motorized						22.30.340
Recreation Equipment Rental - Non-motorized						22.30.340
Religious Facilities	A1					22.30.400
Rural Recreation and Camping					A2	22.30.520
Schools - College & University					A1	
Schools - Elementary & Secondary					CUP	22.32.540
Schools - Specialized Education & Training	A1				A1	22.32.540
Sports Assembly				CUP	CUP	
Temporary Events	A2	A2		A2	A2	22.32.610

NOTES (The following notes apply only to these two facing pages)

- (1) See Article 8 for definitions of the listed land uses.
- (2) See Article 9 for any restrictions or special permit requirements for a listed use in a specific community or area.
- (3) L.U.C. means "land use category." See Section 22.04.020, Table 2-1, for a key to the land use category abbreviations.
- (4) Business License Clearance may also be required; see Section 22.62.020
- (5) Use limited to gymnasiums and health clubs.

See KEY TO PERMIT REQUIREMENTS on previous page.

SAN LUIS OBISPO ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)						Specific use Standards
	AG	RSF	RMF	CR	CR/VS	CS	

RESIDENTIAL USES

Caretaker Quarters	P			P	P	P	22.30.030,430
Farm Support Quarters	A2						22.30.480
Home Occupations	P	P	P	P	P	P	22.30.030,230
Mobile Homes	P	P	P				22.30.450
Multi-Family Dwellings							22.30.490,500
Nursing & Personal Care							22.30.320
Organizational Houses							22.30.460
Residential Accessory Uses	P	P	P	P	P	P	22.30.030,410
Residential Care - 6 or fewer clients	P(6)	P(6)	P(6)				22.30.420
Residential Care - 7 or more clients							22.30.420
Single-Family Dwellings	P	P	P				22.30.490,500
Temporary Construction Trailer Parks							22.30.590
Temporary Dwellings	P	P	P	P	P	P	22.30.600

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
A1	Allowable use, subject to the land use permit required by 22.06.030, Table 2-3	22.08.030
A2	Allowable use, subject to the land use permit required by the specific use standards.	22.30
P	Permitted use, Zoning Clearance required. (4)	22.62.030
SP	Permitted use, Site Plan Review required. (4)	22.62.040
MUP	Conditional use - Minor Use Permit required. (4)	22.62.050
CUP	Conditional use - Conditional Use Permit required. (4)	22.62.060
	Use not allowed. (See 22.02.020.E regarding uses not listed.)	22.06.030.C

See NOTES on next page.

SAN LUIS OBISPO ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)					Specific use Standards
	CS/BP	IND	OS	REC	PF	
RESIDENTIAL USES						
Caretaker Quarters	P	P	SP(5)	P	P	22.30.030,430
Farm Support Quarters						22.30.480
Home Occupations	P	P		P	P	22.30.030,230
Mobile Homes						22.30.450
Multi-Family Dwellings						22.30.490,500
Nursing & Personal Care						22.30.320
Organizational Houses						22.30.460
Residential Accessory Uses	P	P			P	22.30.030,410
Residential Care - 6 or fewer clients						22.30.420
Residential Care - 7 or more clients					A1	22.30.420
Single-Family Dwellings						22.30.490,500
Temporary Construction Trailer Parks						22.30.590
Temporary Dwellings	P	P		P	P	22.30.600

NOTES (The following notes apply only to these two facing pages)

- (1) See Article 8 for definitions of the listed land uses.
- (2) See Article 9 for any restrictions or special permit requirements for a listed use in a specific community or area.
- (3) L.U.C. means "land use category." See Section 22.04.020, Table 2-1, for a key to the land use category abbreviations.
- (4) Business License Clearance may also be required; see Section 22.62.020.
- (5) Use allowed on private land with Site Plan Review only when authorized by a recorded open space easement executed by the property owner and the County. Use allowed on public land subject to Conditional Use Permit approval.
- (6) No land use permit required for Residential Care facilities with 6 or fewer clients.

See KEY TO PERMIT REQUIREMENTS on previous page.

SAN LUIS OBISPO ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)						Specific use Standards
	AG	RSF	RMF	CR	CR/VS	CS	

RETAIL TRADE USES

Auto, Mobile Home & Vehicle Dealers - Indoor						MUP	22.30.110
Bars & Nightclubs					A1	A1	22.30.570
Building Materials and Hardware						CUP	22.30.140
Convenience & Liquor Stores							22.30.570
Fuel Dealers						A1	22.30.220
Furniture, Home Furnishings & Equipment				A1		A1	
Gas Stations				MUP	MUP	SP	22.30.130
General Retail					A1		
Grocery Stores					A1	A1	22.30.570
Mail Order & Vending						A1	
Outdoor Retail Sales	A2					A2	22.30.330
Restaurants					A1	A1	22.30.570
Roadside Stands - Permanent	SP						22.30.510
Roadside Stands - Temporary	P						22.30.510

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
A1	Allowable use, subject to the land use permit required by 22.06.030, Table 2-3	22.08.030
A2	Allowable use, subject to the land use permit required by the specific use standards.	22.30
P	Permitted use, Zoning Clearance required. (4)	22.62.030
SP	Permitted use, Site Plan Review required. (4)	22.62.040
MUP	Conditional use - Minor Use Permit required. (4)	22.62.050
CUP	Conditional use - Conditional Use Permit required. (4)	22.62.060
	Use not allowed. (See 22.02.020.E regarding uses not listed.)	22.06.030.C

See NOTES on next page.

SAN LUIS OBISPO ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)					Specific use Standards
	CS/BP	IND	OS	REC	PF	

RETAIL TRADE USES

Auto, Mobile Home & Vehicle Dealers						22.30.110
Bars & Nightclubs	A1	A1		CUP		22.30.570
Building Materials and Hardware						22.30.140
Convenience & Liquor Stores				CUP(5)		22.30.570
Fuel Dealers		A1				22.30.220
Furniture, Home Furnishings & Equipment						
Gas Stations	SP(6)					22.30.130
General Retail	A1			CUP		
Grocery Stores	A1	A1		CUP(5)		22.30.570
Mail Order & Vending	A1					
Outdoor Retail Sales				A2	A2	22.30.330
Restaurants	A1	A1		CUP		22.30.570
Roadside Stands - Permanent				A2		22.30.510
Roadside Stands - Temporary						22.30.510

NOTES (The following notes apply only to these two facing pages)

- (1) See Article 8 for definitions of the listed land uses.
- (2) See Article 9 for any restrictions or special permit requirements for a listed use in a specific community or area.
- (3) L.U.C. means "land use category." See Section 22.04.020, Table 2-1, for a key to the land use category abbreviations.
- (4) Business License Clearance may also be required; see Section 22.62.020
- (5) Use limited to a maximum floor area of 5,000 square feet.
- (6) No more than six gas pumps are allowed.

See KEY TO PERMIT REQUIREMENTS on previous page.

SAN LUIS OBISPO ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)						Specific use Standards
	AG	RSF	RMF	CR	CR/VS	CS	

SERVICES

Auto & Vehicle Repair & Service						A1	22.30.120
Banks and financial services					A1		
Business Support Services						A1	
Cemeteries and Columbariums							22.30.150
Child Day Care - Small Family Day Care Homes		P	P				22.30.170
Child Day Care Centers							22.30.170
Construction Contractors						A1	
Correctional Institutions							
Health Care Services					A1		
Lodging - Bed & Breakfast Inns, 3 or fewer units	P				P		22.30.260
Lodging - Bed & Breakfast Inns, 4 or more units	MUP				MUP		22.30.260
Lodging - Hotels & Motels, 39 or fewer units					MUP		22.30.280
Lodging - Hotels & Motels, 40 or more units					CUP		22.30.280
Lodging - Hotels & Motels, condominium					CUP		22.30.290
Offices					A1	A1	
Offices - Temporary during construction	P	P	P	P	P	P	22.30.600
Offices - Temporary in advance of construction	MUP	MUP	MUP	MUP	MUP	MUP	22.30.600
Personal Services				A1	A1	A1	22.30.350
Public Safety Facilities					CUP	CUP	
Repair Services - Consumer Products						A1	
Social Service Organizations							
Storage - Accessory	A1	A2	A2	A2	A2	A2	22.30.040
Storage - Outdoor Storage Yards						A1	22.30.560
Temporary Construction Yards	MUP	MUP	MUP	MUP	MUP	MUP	22.30.620
Waste Disposal Sites							

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
A1	Allowable use, subject to the land use permit required by 22.06.030, Table 2-3	22.08.030
A2	Allowable use, subject to the land use permit required by the specific use standards.	22.30
P	Permitted use, Zoning Clearance required. (4)	22.62.030
SP	Permitted use, Site Plan Review required. (4)	22.62.040
MUP	Conditional use - Minor Use Permit required. (4)	22.62.050
CUP	Conditional use - Conditional Use Permit required. (4)	22.62.060
	Use not allowed. (See 22.02.020.E regarding uses not listed.)	22.06.030.C

See NOTES on next page.

SAN LUIS OBISPO ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)					Specific use Standards
	CS/BP	IND	OS	REC	PF	
SERVICES						
Auto & Vehicle Repair & Service						22.30.120
Banks and financial services						
Business Support Services	A1					
Cemeteries and Columbariums					CUP	22.30.150
Child Day Care - Small Family Day Care Homes						22.30.170
Child Day Care Centers					CUP	22.30.170
Construction Contractors						
Correctional Institutions						
Health Care Services	A1					
Lodging - Bed & Breakfast Inns, 3 or fewer units						22.30.260
Lodging - Bed & Breakfast Inns, 4 or more units						22.30.260
Lodging - Hotels & Motels, 39 or fewer units						22.30.280
Lodging - Hotels & Motels, 40 or more units						22.30.280
Lodging - Hotels & Motels, condominium						22.30.290
Offices	A1				A1	
Offices - Temporary during construction	P	P		P	P	22.30.600
Offices - Temporary in advance of construction	MUP	MUP		CUP	CUP	22.30.600
Personal Services	A1					22.30.350
Public Safety Facilities	CUP	CUP		CUP		
Repair Services - Consumer Products						
Social Service Organizations					CUP	
Storage - Accessory	A2	A2		A2		22.30.040
Storage - Outdoor Storage Yards		A1				22.30.560
Temporary Construction Yards	MUP	MUP		MUP	MUP	22.30.620
Waste Disposal Sites						

NOTES (The following notes apply only to these two facing pages)

- (1) See Article 8 for definitions of the listed land uses.
- (2) See Article 9 for any restrictions or special permit requirements for a listed use in a specific community or area.
- (3) L.U.C. means "land use category." See Section 22.04.020, Table 2-1, for a key to the land use category abbreviations
- (4) Business License Clearance may also be required; see Section 22.62.020
- (5) Use allowed on private land with Site Plan Review only when authorized by a recorded open space easement executed by the property owner and the County. Use allowed on public land subject to Conditional Use Permit approval.

See KEY TO PERMIT REQUIREMENTS on previous page.

SAN LUIS OBISPO ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)						Specific use Standards
	AG	RSF	RMF	CR	CR/VS	CS	

TRANSPORTATION & COMMUNICATIONS USES

Airfields & Heliports							22.30.080
Broadcasting Studios						A1	
Communications Facilities	CUP						22.30.180
Pipelines & Transmission Lines	A2	A2	A2	A2	A2	A2	22.30.360
Public Utility Facilities							22.30.370
Transit Stations & Terminals (no maintenance)				SP	SP	SP	
Truck Stops						A1	
Vehicle & Freight Terminals						A1	
Vehicle Storage					SP		22.30.630

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
A1	Allowable use, subject to the land use permit required by 22.06.030, Table 2-3	22.08.030
A2	Allowable use, subject to the land use permit required by the specific use standards.	22.30
P	Permitted use, Zoning Clearance required. (4)	22.62.030
SP	Permitted use, Site Plan Review required. (4)	22.62.040
MUP	Conditional use - Minor Use Permit required. (4)	22.62.050
CUP	Conditional use - Conditional Use Permit required. (4)	22.62.060
	Use not allowed. (See 22.02.020.E regarding uses not listed.)	22.06.030.C

See NOTES on next page.

SAN LUIS OBISPO ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)					Specific use Standards
	CS/BP	IND	OS	REC	PF	

TRANSPORTATION & COMMUNICATIONS USES

Airfields & Heliports					CUP	22.30.080
Broadcasting Studios	A1				A1	
Communications Facilities	CUP	CUP			CUP	22.30.180
Pipelines & Transmission Lines	A2	A2	SP(5)	A2	A2	22.30.360
Public Utility Facilities						22.30.370
Transit Stations & Terminals (no maintenance facilities)		SP			A1	
Truck Stops		A1				
Vehicle & Freight Terminals		A1				
Vehicle Storage		A1			A1	22.30.630

NOTES (The following notes apply only to these two facing pages)

- (1) See Article 8 for definitions of the listed land uses.
- (2) See Article 9 for any restrictions or special permit requirements for a listed use in a specific community or area.
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- (5) Use allowed on private land with Site Plan Review only when authorized by a recorded open space easement executed by the property owner and the County. Use allowed on public land subject to Conditional Use Permit approval

See KEY TO PERMIT REQUIREMENTS on previous page.

- h. **Nonconforming uses.** Existing uses in the Industrial, Commercial Service, Industrial or Commercial Retail land use categories that become nonconforming as a result of Subsection A.4.g may be expanded in compliance with the land use permit required by Section 22.06.030 or Article 4 (where applicable), provided the proposed expansion will not increase the building floor area or outdoor activity area by more than 25 percent.
- i. **Limitation on size of convenience, liquor, and grocery stores.** No convenience, liquor, or grocery store shall exceed 5,000 square feet of floor area.
- j. **Street setbacks.** The following minimum setbacks along public roads shall be provided with any development or land division. Specific right-of-way dedications and improvements shall be required as needed during the discretionary review process.
 - (1) **Prado Road, Santa Fe Road (north of Tank Farm Road), South Higuera Street, and Tank Farm Road (West of Broad Street).** The setback along these public roads shall be a minimum of 75 feet from the roadway centerline shown on recorded survey maps.
 - (2) **Buckley Road, Industrial Way, Santa Fe Road (South of Tank Farm Road), Suburban Road, and Vachell Lane.** The setback along these public roads shall be a minimum of 60 feet from the roadway centerline shown on recorded survey maps.
 - (3) **Margarita Avenue.** The setback along this public road shall be a minimum of 67 feet where the PG&E high-voltage towers are located within Margarita Avenue and 60 feet where the towers are not located within the roadway, both measured from the roadway centerline shown on recorded survey maps.
 - (4) **Broad Street.** The setback from Broad Street shall be a minimum of 50 feet from the existing right-of-way.
 - (5) **All other public roads.** The setback along all public roads except the public roads specified above shall be a minimum of 25 feet from the property line.
- k. **Landscaping.** Any new development requiring land use permit approval and any land division shall include screening of outdoor storage, loading and parking areas from all public streets by native or drought-tolerant landscape and plant materials, and shall provide street trees along the property frontage on all public streets.
- l. **Reduction in required parking.** The Review Authority may authorize a reduction in required parking by up to 20 percent for an employer who implements a trip reduction plan approved by the Air Pollution Control District.

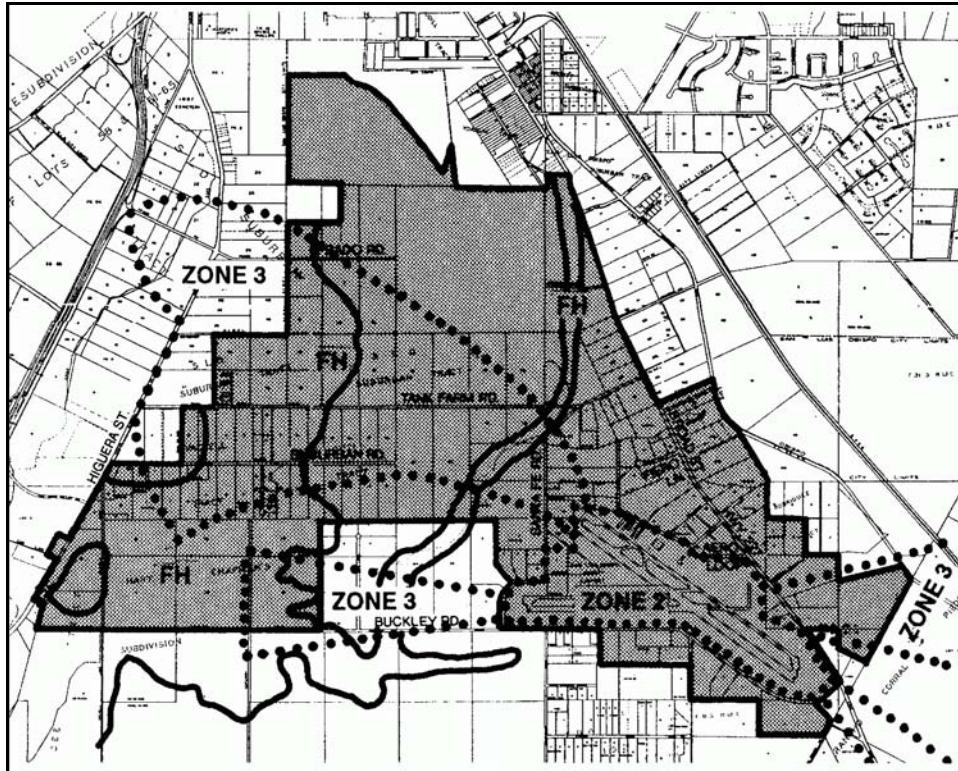


Figure 96-18 - Airport Area

- B. Commercial Retail/Visitor Serving (CR) - Permit requirement.** The approval of any land use permits in the area within the Commercial Retail land use category designated in Figure 96-19 as "Commercial Retail/Visitor Serving" shall require a finding by the Review Authority that the proposed uses will primarily serve persons traveling through the area by means of the airport or Highway 227, and not just local residents, or that the uses require access to the airport for transport of goods.

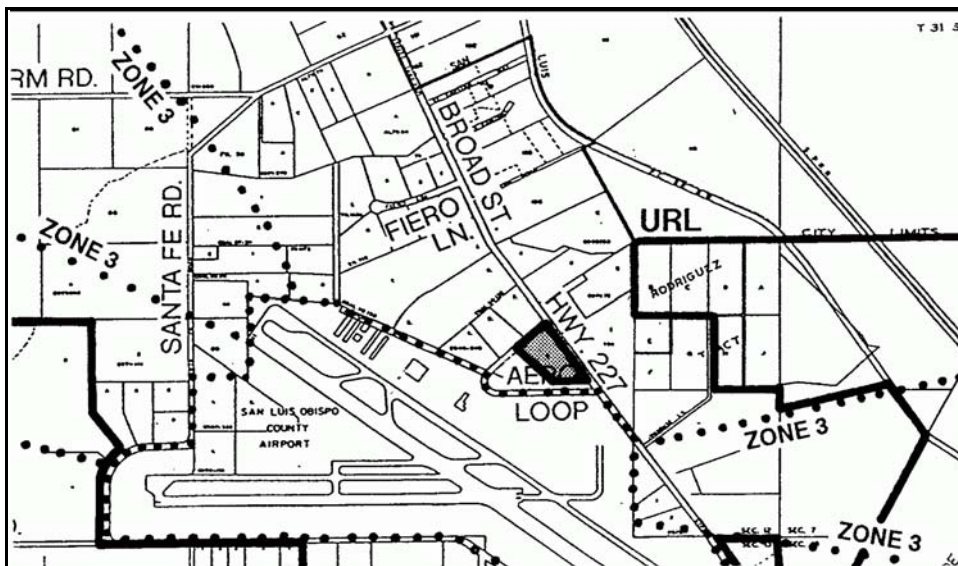


Figure 96-19 - Areas Designated as "Commercial Retail/visitor-serving"

C. Commercial Service (CS). The following standards apply within the Commercial Service land use category

1. **Limitation on recycling & scrap uses.** Recycling & scrap uses shall not include vehicle wrecking, dismantling or storage.
2. **Limitation on office uses.** All office uses are allowable except accounting; auditing and bookkeeping services; writers and artists; advertising agencies; employment, stenographic, secretarial and word processing services; reporting services; attorneys; counseling services; and government offices except those related to the airport, environmental monitoring and laboratories, public safety, and maintenance.
3. **Limitation on use.** For the area shown in Figure 96-20, all uses specified in Section 22.108.050A.4.g are allowable except those uses in Subsections 1 and 2 above and the following uses: ag accessory structures, ag processing, animal raising & keeping, crop production & grazing, nursery specialties, recycling collection stations, recycling & scrap, service stations, pipelines & transmission lines, and transit stations.

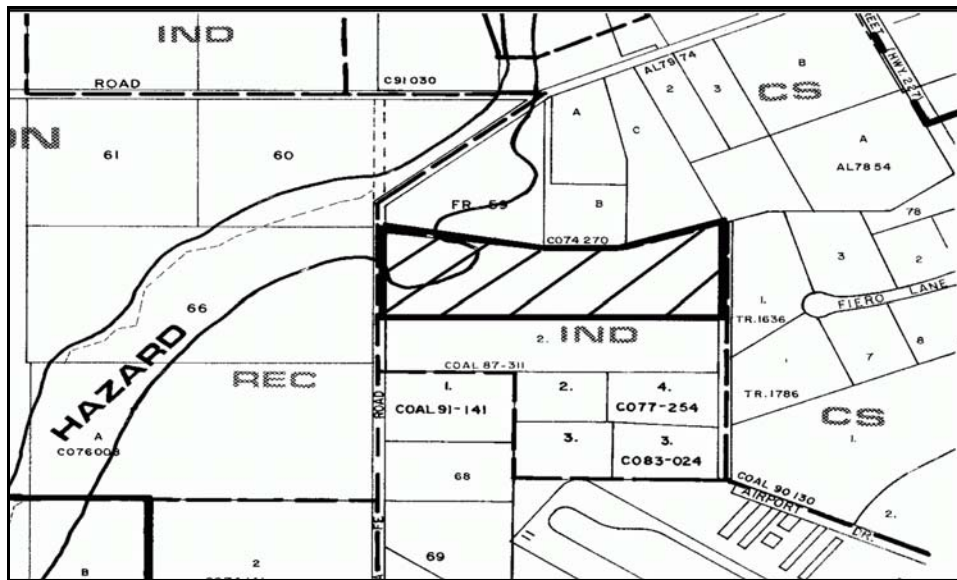


Figure 96-20: Santa Fe Road - CS

4. **Commercial Service - Business parks.** The following standards apply within the Commercial Service areas shown for business parks (CS/BP) in Figure 96-21.
 - a. **Master Plans for business parks.** Proposals for developments required to have Minor Use Permit or Conditional Use Permit approval, or any proposed land divisions, within the areas designated for business parks shall include:
 - (1) Master plans for circulation and building setbacks covering the entire affected site to demonstrate that the business park will not interfere with the ultimate development of the site.

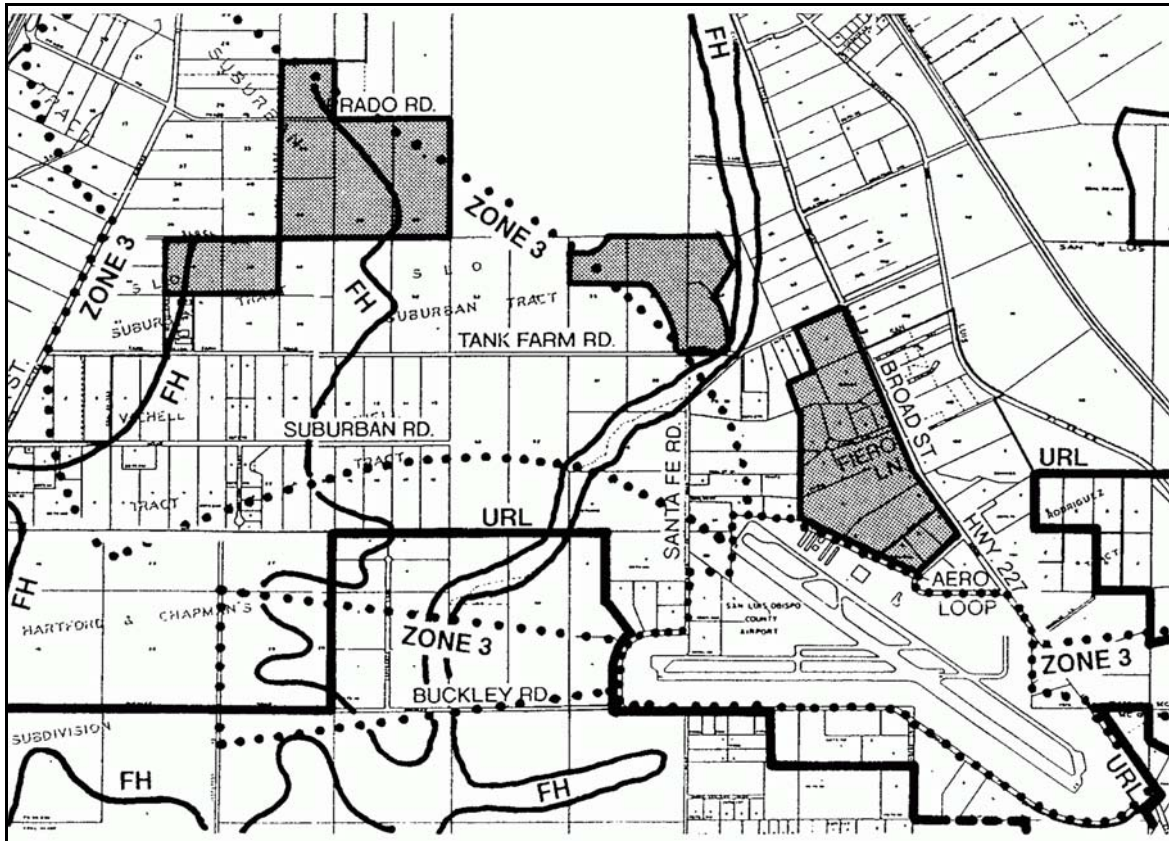


Figure 96-21 - Areas Designated as "Commercial Service/business Park"

- (2) The master plans shall also show schematic designs for future municipal sewage collection and water supply systems, using City of San Luis Obispo engineering standards.
- b. **Site planning.** Site planning shall be "campus-like" with buildings situated around plazas or courtyards that are designed to attract pedestrian movement and sitting, with vehicle circulation, storage and utilities located elsewhere on the perimeter.
 - (1) Building entries shall be oriented to each other and so that pedestrian circulation is attractive and convenient. Landscaped sidewalks shall be utilized that are separated from vehicle circulation and loading.
 - (2) Work bays shall be oriented away from prevailing wind and fronting streets, or screened by landscaping.
- c. **Building design.** Building design shall be thematic within a site, with variation encouraged within a theme.
 - (1) Individual building design should be unified and emphasize single, larger scale structures rather than multiple small, detached structures.

- (2) Building design shall be compatible with adjacent sites and structures.
- (3) Roof and wall planes shall be relieved by articulation, shadow or textural interest.

All subsequent developments or land divisions shall be consistent with the approved master plans. The initial business park master plans and any subsequent amendments to the master plans shall be processed as Conditional Use Permits in compliance with Section 22.62.060.

D. Industrial (IND) - The following standards apply within the Industrial land use category.

1. **Tank Farm Road Corridor.** The following standards apply to the Industrial properties shown in Figure 96-22.

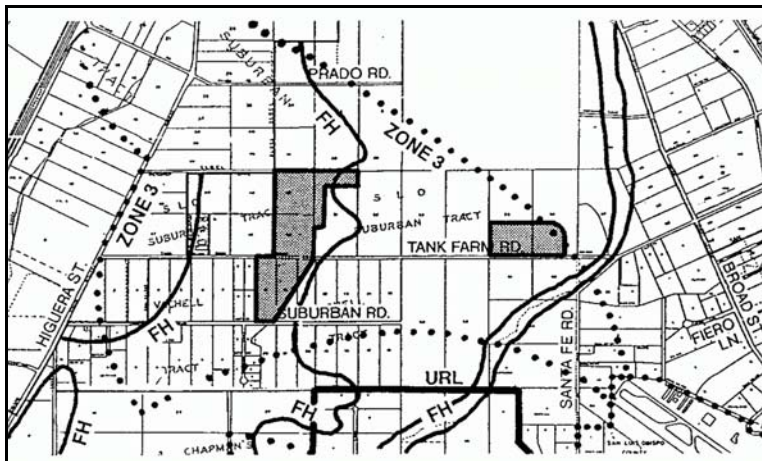


Figure 96-22 - Industrial Tank Farm Road Corridor

- a. **Setback requirement.** Proposed structures shall be set back a minimum of 25 feet from the Tank Farm Road right-of-way and on project boundaries that are visible from Tank Farm Road, for screening landscaping.
 - b. **Landscaping requirement.** Dense, screening landscaping, berming and solid fencing or walls shall be established and maintained within the Tank Farm Road setback, and on project boundaries that are visible from Tank Farm Road.
 - c. **Access.** Access to project sites on Tank Farm Road shall be from intersecting street extensions if feasible, or designed to consolidate several sites' access from single points.
2. **Edna and Buckley Roads.** The following standards apply only to the land shown in Figure 96-23 in addition to the Community-wide standards for the Airport Area (Standard A4).



- a. **Limitation on use.** Allowable uses are limited to construction contractors, storage yards (sales lots prohibited), and warehousing.
- b. **Permit requirement.** Development Plan approval is required for any construction of new buildings.
- c. **Design Standards.** The following design requirements apply to any new development.
 - (1) **Height Limit.** Building height shall be in accordance with Airport Land Use Plan restrictions.
 - (2) **Building Design.** Buildings should exemplify the agricultural character of the nearby vineyards. Building materials and colors compatible with nearby agriculture production (earth tones and non-reflective paints) shall be used on exterior surfaces of all structures, including fences and walls.
 - (3) **Landscaping.** Dense, screening landscaping, berming and fencing or walls shall be established and maintained within the setback, and on project boundaries that are visible from Broad Street. The landscape treatment should reflect the transitional character of the area by maintaining a plant palette that is natural and agrarian in character.
 - (4) **Lighting.** A lighting plan shall be required demonstrating a low level of ambient lighting that protects the rural ambience, while being consistent with public safety needs.

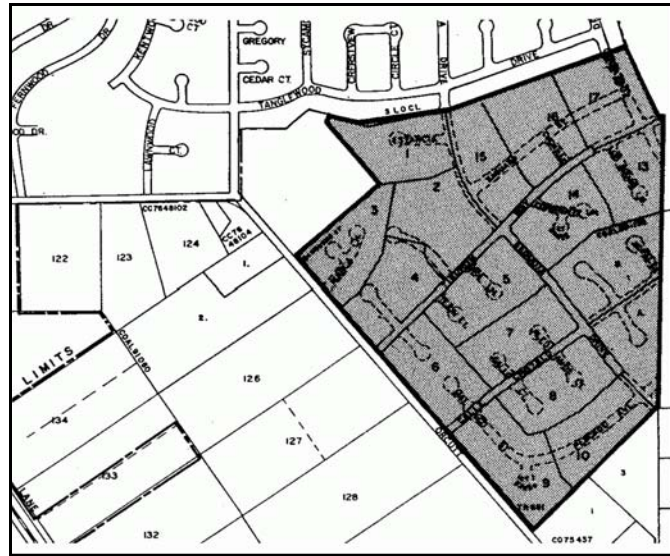


Figure 96-24: Residential Suburban Category Land Known as Tract 681

- a. **Parcel size.** Minimum parcel size is two acres unless a larger size would otherwise be required by Chapter 22.22 (Subdivision Standards) except that the existing parcels can be split into only two new parcels.
 - b. **Limitation on use.** All uses identified by Section 22.06.030 as allowable, permitted, or conditional within the RS land use category may be authorized subject to the land use permit requirements of that Section, except secondary dwellings.
2. **Site located between Los Osos Valley Road and Via Laguna Vista.** The following standards apply to the area shown in Figure 96-26.

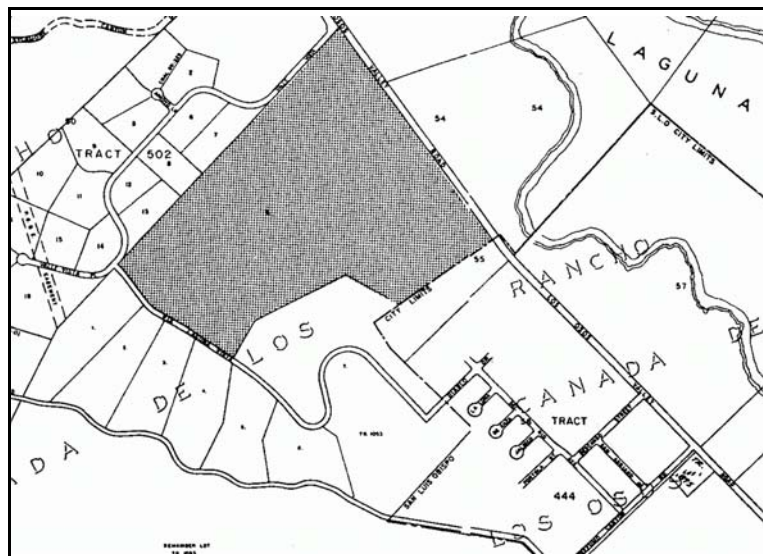


Figure 96-26: Site located between LOVR and Via Laguna Vista

- a. **Subdivision design.** Subdivision of the site shall either: 1) be designed in compliance with cluster subdivision requirements of Section 22.22.140, or 2) use cluster subdivision design elements such as clustering of the allowed density in areas where there are less site constraints and use of smaller parcel sizes (one to two acres) and the provision of open space areas.
- b. **Allowable density.** Maximum allowable residential density shall be no greater than one dwelling unit per 3½ acres. Secondary dwellings are not permitted.
- c. **Agricultural buffer.** New dwelling units shall be setback at least 200 feet along the westerly property line of the site as shown in Figure 108-26 from Los Osos Valley Road south for a distance of 900 feet, for the purposes of a agricultural buffer. The buffer area may be within an open space parcel and no structures used for human habitation shall be constructed within the buffer area. The buffer shall no longer be in effect if the adjacent agricultural land use designation is changed.
- d. **Geologic resources.** The recommendations in the Fault Investigation Report (Earth Systems Consultants, March 11, 1998) on file with the Department shall apply to this site.
- e. **Water supply.** The following water resource standards apply to this site.
 - (1) Water service shall be from an existing mutual or community water system. Each parcel shall have a water meter installed in a location approved by the water purveyor. The meters shall be read no less than once every two months.
 - (2) A Water Conservation Education Program shall be prepared and submitted to the Director for review and approval.
 - (3) A second well, in addition to the existing well (#8), shall be drilled and tested on the property. The well shall be brought into service at a time as determined by the Division of Environmental Health.
- f. **Air quality requirements.** The following air quality standards apply to this site.
 - (1) A dust control program meeting the standards as set forth in the mitigations contained in the Expanded Initial Study dated August 1998, on file with the Department shall be submitted and approved. The program shall be incorporated into future projects through conditions of approval and/or recordation of an additional map sheet with a Final Map. The program is to be implemented during land division improvement construction, as well as construction of individual residences.
 - (2) To minimize construction-related traffic noise and disturbance, the applicant shall submit a Construction Traffic Plan to the Department for review and approval.

g. Biological requirements. The following biological standards shall apply to the site.

- (1) The location and extent of driplines for all trees shall be identified. Construction envelopes shall be designated outside the driplines of all oak trees and riparian areas. All ground disturbances including grading for building, accessways, easements, subsurface grading, sewage disposal and well placement shall be prohibited outside construction envelopes.
- (2) All oak trees within 25 feet of proposed ground disturbances shall be temporarily fenced with chain-link or other material throughout all grading and construction activities. The fencing shall be installed six feet outside the dripline of each oak tree, and shall be staked every six feet. No construction equipment shall be staged, parked, stored or operated within six feet of any oak tree dripline.
- (3) During construction, washing of concrete, paint or equipment shall occur only in areas where polluted water and materials can be contained for later removal from the site. Washing shall not be allowed near sensitive biological resources. An area designated for washing functions shall be identified. All trees located within 25 feet of proposed buildings shall be protected from stucco or paint during construction.
- (4) Paving shall be pervious material where access roads or driveways encroach within 20 feet of an oak trees dripline. No permanent irrigation shall occur within the dripline of any existing oak tree.
- (5) No fill soil, rocks, or construction materials shall be stored or placed within six feet of the dripline of all oak trees. Any trenching required within the dripline or sensitive root zone of any oak tree shall be done by hand. Any construction activity required within three feet of an oak trees dripline shall be completed with hand tools.
- (6) The standards in Subsections g(1) through g(5) shall be noted and shown on all grading and building plans, as well as an additional map sheet recorded with any Final Map in order to describe the activities prohibited outside the approved envelopes.
- (7) Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by the Director. This mitigation may include, but is not limited to, posting of a performance security, tree replacement and hiring of an outside consultant biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately unless otherwise authorized by the Director. Any performance securities required for installation and maintenance of replacement trees will be released after its inspection and approval of such installation.

- (8) Prior to recordation of a Final Map for a land division on the property, the developer shall submit a riparian habitat restoration and enhancement plan for review and approval.
- h. Fire safety requirements.** All residences shall be constructed with interior water sprinkler systems, in addition to compliance with the requirements of Chapter 22.50 (Fire Safety).
- i. Wastewater disposal requirements.** The following wastewater standards shall apply to the site and shall be completed prior to recordation of a Final Map for any land division.
 - (1) A comprehensive percolation testing report shall be submitted for review and approval by the San Luis Obispo County Public Health Department. The report shall provide all information regarding soil conditions that are required to evaluate and determine the suitability of soils to support installation of a septic system.
 - (2) A Septic System Maintenance and Monitoring Program shall be prepared and approved. The program shall contain procedures for periodic inspection of septic systems installed on individual parcels to assure proper functioning of each system.
- j. Visual standards.** The following visual and aesthetic standards shall apply to the site.
 - (1) The design, scale and character of the project architecture shall be compatible with vicinity development.
 - (2) All building heights on lots within the SRA (above the 200-foot contour) are limited to 22 feet unless specifically approved for 25 feet through the Minor Use Permit process. All building heights for lots located below the SRA are limited to 28 feet.
 - (3) Natural building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) shall be used on exterior surfaces of all structures, including fences.
 - (4) Electric, telephone and cable television lines shall be installed underground.
 - (5) A landscape screening plan for an open space parcel associated with a cluster subdivision shall be submitted to the Department prior to recordation of a Final Map for any land division. Landscaping shall be installed or bonded for before a Final Map is recorded for a land division. The developer or homeowners association shall maintain the landscaping in perpetuity.

k. Cultural resource requirements. The following cultural resource standards shall apply to the site.

- (1) Known archaeological sites shall be designated as unbuildable areas. The areas shall not be identified as archaeological sites on any plans, maps or recorded documents. A buffer of 150 feet from the sites identified as cultural resources sites shall be established.
- (2) In the event any grading is proposed within the buffer, archaeological monitoring shall accompany the grading. Such grading will be preceded by a pre-construction workshop for contractors concerning the nature of cultural resources, protection of such resources under CEQA, procedures for accidental discovery and scheduling for monitoring during such grading.
- (3) Any trails developed in connection with a project or land division, they shall be designed and constructed in a manner and location such that they do not come within the buffer zones wherever possible. In the event any trail or construction of trails is proposed within the buffer, the applicant shall employ a qualified archaeologist to either monitor the application of a fill soil cap to protect the archaeological site areas, or conduct additional field work to identify, catalogue and store any resources which may be found.
- (4) In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a qualified archaeologist and Native American representative, approved in advance by the Department, are retained by the applicant to evaluate the significance of the find. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program funded by the applicant. This condition shall be printed on all building and grading plans.

G. Residential Single-Family (RSF) and Residential Multi-Family (RMF) - Parcel size.

Prior to annexation by the City of San Luis Obispo, the minimum parcel size for new land divisions shall be 40 acres.

[Added 2000, Ord. 2912, Amended 2014, 3256]